



## Walmsley Avenue

Smithy Bridge, OL15 0DZ

£180,000



- QUIET CUL-DE-SAC LOCATION
- CLOSE TO LOCAL PRIMARY SCHOOL AND TRAIN STATION
- GARDENS TO FRONT AND REAR
- EPC RATING D

- TWO DOUBLE BEDROOMS
- HOLLINGWORTH LAKE NEARBY
- LEASEHOLD
- COUNCIL TAX BAND A

# Walmsley Avenue

Smithy Bridge, OL15 0DZ

£180,000



Situated on a quiet cul-de-sac within walking distance of the local primary school and Smithy Bridge train station, providing direct access to both Manchester and Leeds city centres offers this two bedroom mid townhouse. Offered with no onward chain, this property briefly comprises of a welcoming entrance porch, a generous sized lounge with gas fire, a dining kitchen and separate utility room to the ground floor. The first floor offers two double bedrooms, both with fitted wardrobes and the house bathroom. Externally, this property boasts a garden to the front and a large lawn garden to the rear with paved patio area and wooden-built shed. Viewings are highly recommended.

### Entrance Porch

a welcoming entrance porch leading to the hallway.

### Entrance Hall

with stair access to the first floor and built-in under the stairs storage cupboard.

### Lounge

11'11" x 12'2" (3.65 x 3.73)

a generous sized lounge with gas feature fireplace, double glazed window and radiator.

### Kitchen Diner

10'0" x 15'7" (3.06 x 4.75)

a spacious dining kitchen, comprising of a range of wall and base units, stainless steel sink, electric oven, gas hob and over the head extractor fan. The kitchen offers space for a dining table and two walk in pantry cupboards.

### Utility Room

6'2" x 7'0" max (1.90 x 2.14 max)

located to the rear of the property with a range of wall and base units and space for a tumble dryer. Access to the rear garden can be located in the utility room.

### Landing

with access to all first floor rooms.

### Bedroom 1

11'11" x 17'5" (3.65 x 5.31)

a large double bedroom located to the front of the property with built-in wardrobes and storage cupboard.

### Bedroom 2

10'0" x 13'6" (3.06 x 4.13)

a further double bedroom located to the rear of the property with built-in wardrobes and double glazed window over-looking the rear garden.

### Shower Room

5'10" x 6'6" (1.78 x 1.99)

partly tiled with a walk-in shower, low level WC, wash hand basin and a frosted double glazed window to the rear.

### Garden

with a garden to the front and a large lawn garden to the rear with a paved patio area and wooden-built garden shed.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 947

Leasehold Annual Ground Rent Amount £

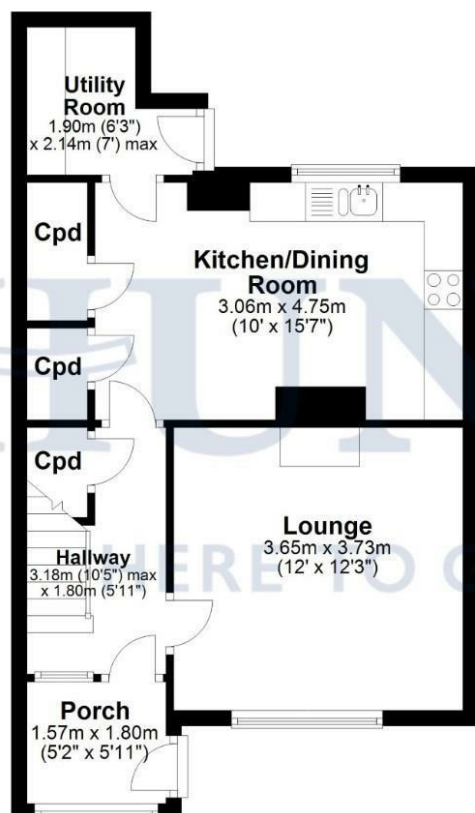
Council Tax Banding; ROCHDALE COUNCIL  
BAND A



# Floorplan

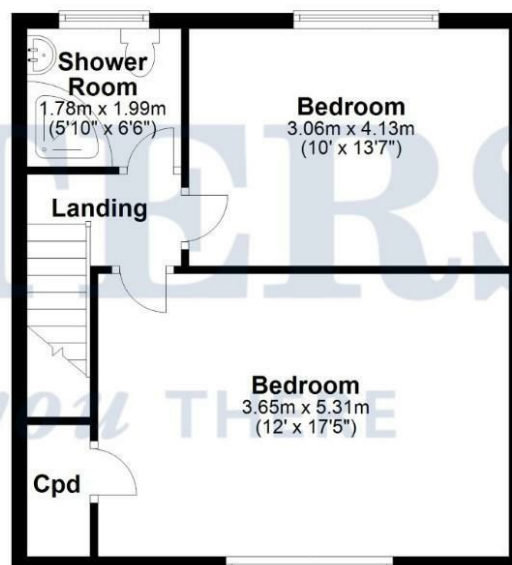
## Ground Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



## First Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



Total area: approx. 86.3 sq. metres (929.4 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

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Plan produced using PlanUp.



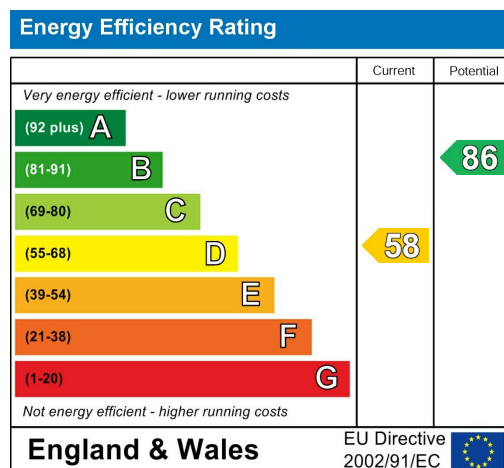








## Energy Efficiency Graph



## Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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