

HUNTERS®

HERE TO GET *you* THERE



Smithy Bridge Road

Littleborough, Lancashire, OL15 8QF

Offers In Excess Of £240,000

- STUNNING STONE TERRACED HOME PRESENTED TO AN EXCEPTIONAL STANDARD
- DECEPTIVELY SPACIOUS WITH THREE GENEROUS DOUBLE BEDROOMS
- GOOD-SIZED REAR GARDEN PERFECT FOR OUTDOOR ENJOYMENT
- NO ONWARD CHAIN
- COUNCIL TAX BAND C

 3  1  2  C

- LOUNGE, SEPARATE DINING ROOM AND LARGE KITCHEN DINER
- BEAUTIFULLY DECORATED THROUGHOUT WITH ATTENTION TO DETAIL
- PRIME SMITHY BRIDGE LOCATION – IDEAL FOR COMMUTERS
- FREEHOLD
- EPC RATING C

Tel: 01706 390 500

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A truly deceptive stone terraced home, presented to an exceptional standard throughout and offering fabulous, spacious living accommodation ideal for modern living.

Beautifully decorated with impressive attention to detail, this stunning property is ready to move straight into and enjoy. The well-proportioned accommodation comprises a welcoming lounge, a separate dining room, and a spacious kitchen diner, providing an excellent balance of living and entertaining space.

To the first floor are three generous double bedrooms and a contemporary bathroom suite, all presented in excellent condition and finished with style and care.

Externally, the property continues to impress. To the rear is a surprisingly spacious garden, offering a wonderful outdoor space to relax, entertain, and enjoy the warmer months.

Situated in the heart of Smithy Bridge, the property is perfectly placed for commuters, with excellent rail links providing easy access to Manchester and Leeds. Beautiful countryside walks and the stunning Hollingworth Lake are within easy reach, while an excellent selection of local shops, schools, and transport links are all close by.

A fantastic home in a highly sought-after location, offered for sale with no onward chain.

A property not to be missed – early viewing is highly recommended.

Vestibule

The vestibule offers a welcoming entrance with a practical layout for coats and shoes, with a door leading through into the lounge.

Lounge

14'10" x 14' (4.52m x 4.28m)

The lounge is a spacious and inviting room characterised by deep blue panelled walls that provide a cosy yet stylish atmosphere. This room benefits from a large window that fills the space with natural light, while the fireplace adds a charming focal point. Carpeted flooring and soft furnishings create a comfortable setting for relaxing or entertaining.

Sitting Room

14'8" x 14' (4.48m x 4.28m)

The sitting room is a light, tranquil space with a large window that overlooks the rear garden, creating a pleasant connection with the outdoors and adjacent to the fabulous kitchen diner. With soft, neutral tones on the walls and wooden flooring underfoot, it offers a comfortable and flexible living area for quiet moments or family gatherings.

Kitchen/Dining Room

14'8" x 12'11" (4.48m x 3.94m)

The kitchen diner is a bright, modern space with a clean design scheme featuring modern cabinetry and warm wooden worktops. The layout is practical, offering ample storage and surface area for cooking, with an integrated appliances including an oven, extractor fan, dish washer and washing machine. Plenty of space for a family dining table, making it ideal for casual meals. The room is enhanced by a window overlooking the garden that fills the space with natural light and a smooth wooden floor that adds warmth throughout.

Cellar

Access via the second sitting room.

Landing

5'4" x 9'3" (1.62m x 2.82m)

The landing features neutral carpet and white balustrade, with access to all bedrooms and the shower room, providing a bright and airy transition space on the first floor.

Bedroom 1

14'10" x 14' (4.52m x 4.28m)

The master bedroom is a generous room with striking green panelled walls that add texture and interest. It benefits from a front aspect window that allows ample daylight to fill the room. The neutral carpet and simple

furnishings contribute to a restful atmosphere, making it a relaxing retreat.

Bedroom 2

14'8" x 11'4" (4.48m x 3.44m)

Bedroom 2 is a bright and airy double room with white walls and a soft neutral carpet. A large window brings in plenty of natural light, and the room is furnished simply, offering versatility for sleeping or study space.

Bedroom 3

9'1" x 8'10" (2.76m x 2.71m)

Another generous size bedroom which is currently being used as a home office, featuring a mix of patterned wallpaper and painted panelling in blue tones. It has a window allowing natural light to brighten the space and carpet flooring for comfort.

Shower Room

9'1" x 4'10" (2.76m x 1.47m)

The shower room is a modern and functional space with tiled flooring and walls, a large walk-in shower with glass screen, a white vanity unit with basin, and a WC. A frosted window allows natural light while maintaining privacy, and a heated towel rail adds convenience.

Rear Garden

The rear garden is a well-tended outdoor space with a paved patio area adjacent to the property, ideal for seating and dining. Beyond the patio, there is a lawn interspersed with planting beds that provide opportunities for gardening. The garden is enclosed by fencing, making it ideal for pets and children to enjoy also.

Parking

On Street parking, the residents park on Fletcher's Road directly opposite.

Material Information - Littleborough

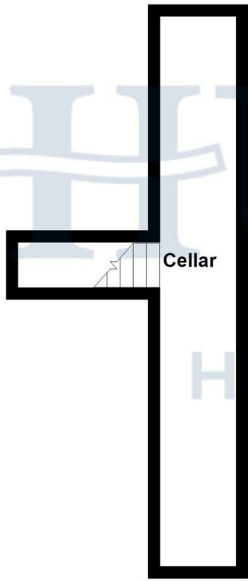
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

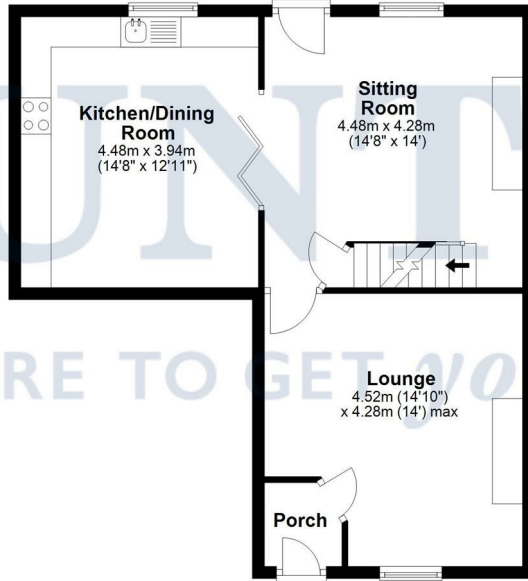
Basement

Approx. 13.2 sq. metres (142.0 sq. feet)



Ground Floor

Approx. 57.0 sq. metres (613.2 sq. feet)



First Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



Total area: approx. 124.9 sq. metres (1344.8 sq. feet)

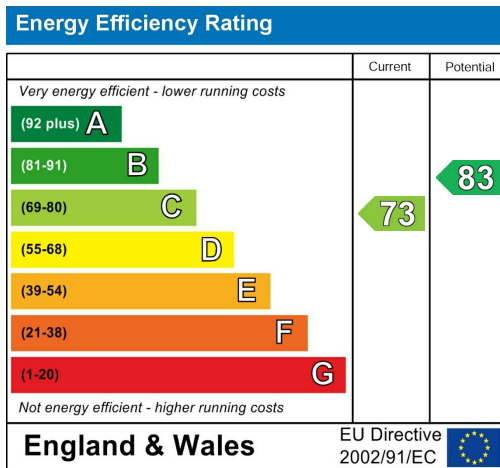
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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