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HERE TO GET *you* THERE



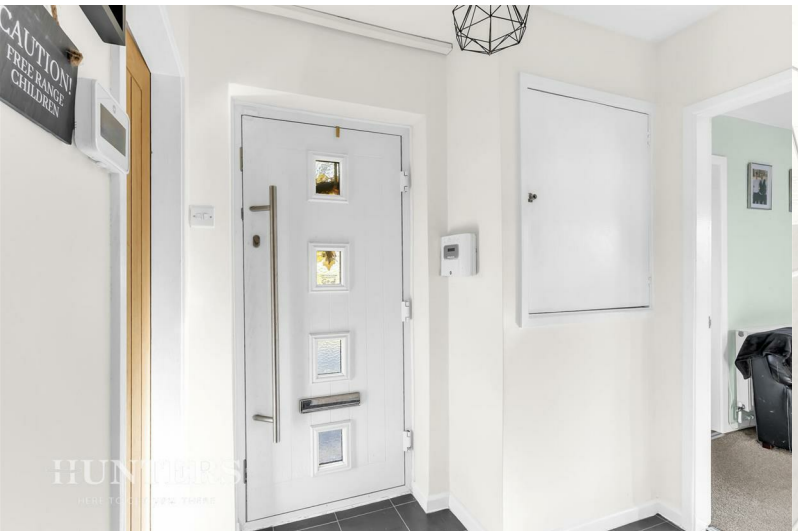
Wuerdle Close

Smithy Bridge, Rochdale, OL16 2ST

£325,000

4 1 3

Council Tax: D





2 Wuerdle Close

Smithy Bridge, Rochdale, OL16 2ST

£325,000





Hall
The entrance hall is bright and welcoming. There is a built-in cupboard providing useful storage and doors leading to the lounge, kitchen, and an under-stairs cupboard, as well as a convenient cloakroom with a window allowing daylight in.

WC
Fitted with a modern white toilet and wash basin. A frosted window allows natural light in while maintaining privacy, and light-coloured tiling enhances the clean, fresh feel of the space.

Kitchen
9'11" x 12' (max) (3.03m x 3.66m (max))
The kitchen offers plentiful storage and worktop space. A large window above the sink floods the space with natural light. Appliances include an integrated oven and space and plumbing for a dishwasher, and a freestanding fridge freezer.

Lounge
15'10" x 15'5" (max) (4.82m x 4.71m (max))
The lounge is a spacious and comfortable living area, featuring large windows that fill the room with natural light and offer views over the rear garden. A door leads through to the dining room, allowing for fluid family living and entertaining.

Dining Room
11'10" x 12'1" (3.60m x 3.69m)
The dining room is a generously proportioned space with double doors opening out into the garden, creating a seamless indoor-outdoor flow. Two side windows add extra light, enhancing the airy feel of the room. Neutral walls and carpet provide a blank canvas for dining furniture, perfect for hosting family meals or gatherings with friends.

Office / Play Room
9'5" x 8'1" (2.87m x 2.46m)
This versatile room currently used as an office or playroom offers a bright, practical space with neutral walls and carpeted flooring. A window overlooks the front garden, bringing in daylight, while ample room allows for a variety of uses such as a home workspace, hobby room or a children's play area.

Utility Room
6'11" x 8'1" (2.11m x 2.46m)
The utility room provides functional space for a washing and drying appliances, ample shelving for storage, and a worktop. Also houses the boiler and offers access to the garden through a door.

Landing
The landing is bright and spacious, with neutral decor and carpeted flooring continuing from the stairway. There are several storage cupboards including a linen closet, plus access to all four bedrooms and the family bathroom. A large window lets in plenty of natural light, creating an open and welcoming feel to this upper-floor area.

Bedroom 1
12'9" x 10'1" (3.89m x 3.07m)
The main double bedroom is a generous double room with a large window overlooking the rear garden.

Bedroom 2
12'9" x 8'1" (3.89m x 2.46m)
A further double bedroom with pale grey walls and a large window overlooking the rear garden. This room offers a peaceful retreat and space for a double bed and other bedroom furniture.

Bedroom 3
9'11" x 10'1" (max) (3.03m x 3.07m (max))
A third bedroom with a large window offering views to the front. The walls are painted a soft cream, and there is space for a bed and freestanding furniture.

Bedroom 4
8'9" x 6'1" (2.66m x 1.85m)
A single bedroom with a wide window to the front, featuring pale blue walls with playful wallpaper on one wall. This room is ideal for a nursery or child's bedroom, with enough space for a bed and storage.

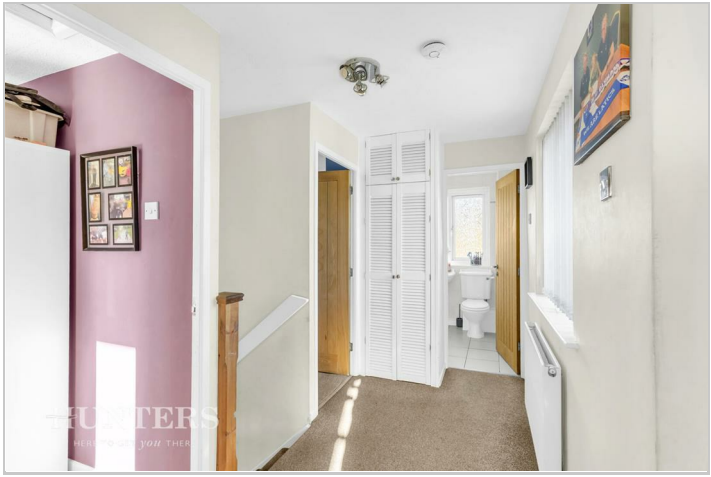
Bathroom
5'8" x 6'10" (1.72m x 2.09m)
The family bathroom is fitted with a white suite comprising a pedestal basin, toilet, and a panelled bath with a shower over. The walls are tiled in a neutral colour, and a frosted window provides natural light while maintaining privacy. The floor is tiled in white, completing the clean and fresh look of this room.

Garden Side and Rear
The rear garden is a paved area bordered by timber fencing and a well-maintained hedge, offering a private and low-maintenance outdoor space. There is a wooden shed for storage, and steps lead down to a lower level. The side garden is lawned and enclosed, ideal for children to play and enjoy.

Drvieway
The driveway is paved and offers off-road parking for multiple vehicles.

Material Information - Littleborough
Tenure Type; FREEHOLD
Council Tax Banding; COUNCIL TAX BAND D



Road Map



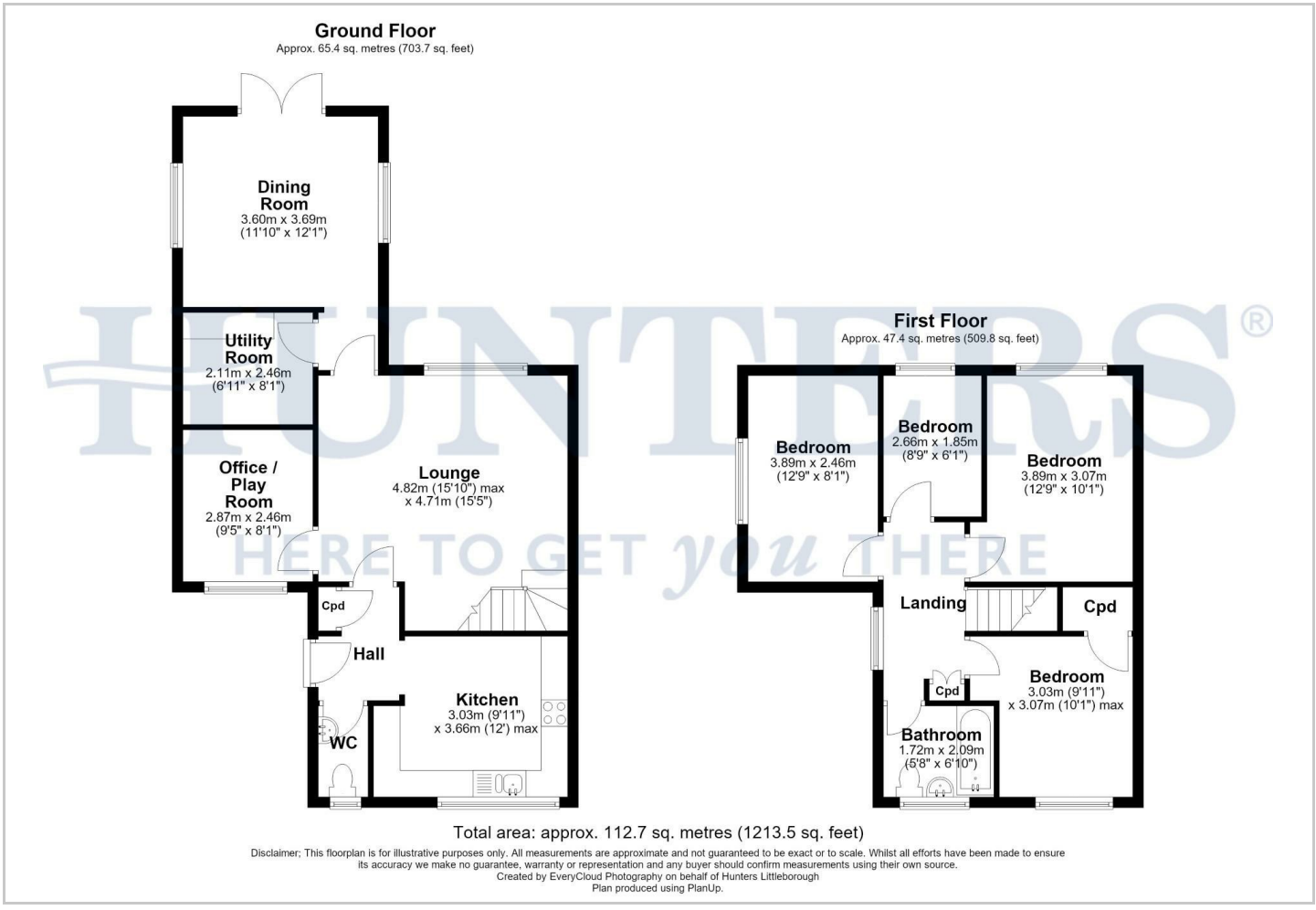
Hybrid Map



Terrain Map



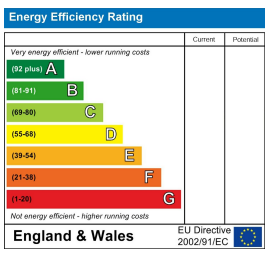
Floor Plan

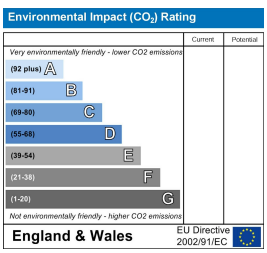


Viewing

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.

Energy Efficiency Graph





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.
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