



## Smithy Bridge Road

Hollingworth Lake, Smithy Bridge, OL15 0DB

Offers In Excess Of £200,000



- TWO BEDROOMED SEMI DETACHED HOUSE
- LARGE GARAGE / WORKSHOP & OFF ROAD PARKING
- OPEN PLAN KITCHEN CONSERVATORY
- EPC RATING D
- FREEHOLD
- HOLLINGWORTH LAKE LOCATION
- IDEALLY LOCATED FOR STATION AND MOTORWAY ACCESS
- VIEWING HIGH RECOMMENDED
- COUNCIL TAX BAND A

# Smithy Bridge Road

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Situated in an enviable location just moments from Hollingworth Lake Country Park, this two-bedroom semi-detached home offers the perfect balance of lifestyle and convenience. With scenic walking routes quite literally on the doorstep, as well as a variety of popular lakeside restaurants and cafés nearby, it is an ideal setting for those who enjoy the outdoors.

The property benefits from off-road parking and a substantial garage/workshop, providing excellent storage or hobby space. Internally, the home features an attractive open-plan layout, flowing from the kitchen through to the conservatory, which has been enhanced with a newly installed insulated roof, creating a comfortable and usable space all year round.

Accommodation briefly comprises a welcoming lounge, open-plan kitchen leading into the conservatory, two well-proportioned bedrooms and a bathroom.

With convenient access to Smithy Bridge railway station and the M62 motorway via Milnrow, the property is well placed for commuters. We believe this home will appeal to a range of buyers, particularly first-time buyers and those looking to downsize.

Early viewing is highly recommended.

## Lounge

14' x 12'6" max (4.27m x 3.81m max)

The lounge is a bright and welcoming space featuring a large window that fills the room with natural light. It has a traditional-style fireplace with a wood-burning stove set into a stone hearth, adding a cosy focal point to the room.

## Dining Kitchen

9'2" x 15'6" (2.81m x 4.72m)

The dining kitchen combines functionality with a light, airy atmosphere. It includes a range of wall and base units, paired with dark countertops and tiled splashbacks. Integrated appliances include an oven and hob with an extractor hood, fridge freezer and space for a washing machine. The dining area comfortably fits a table and chairs, and double doors open through to the lounge. Beyond the dining space, the room extends into the conservatory, creating an open and versatile living area.

## Conservatory

10'3" x 9' (3.12m x 2.75m)

The conservatory offers a bright, enclosed space with large windows on three sides, allowing plenty of natural light and views over the garden. It features a practical and peaceful space for leisure or play, with a door leading out onto the patio and garden area.

## Landing

The landing provides access to the bedrooms and bathroom and natural light comes through a window at the stairwell.

## Bedroom 1

11'9" x 9'1" (3.59m x 2.78m)

This bedroom features a comfortable double bed, positioned beneath a large window with leaded glass panes that allow soft, natural light to fill the room. The walls are mainly neutral with one striking blue accent wall, creating a calm yet inviting atmosphere. There is ample storage with a dark wardrobe and additional shelving, making it a restful and practical space.

## Bedroom 2

11'5" x 12'2" (3.48m x 3.72m)

A second bedroom, carpeted in a light grey, offers a bright and airy feel with a large window that overlooks the garden. One wall is painted a muted green, adding a touch of colour and character, while the rest remain white, ensuring a fresh and clean look. Suitable for use as a child's room or guest bedroom, it includes a white chest of drawers and shelving for storage.

## Bathroom

7'9" x 6'1" (2.36m x 1.84m)

The bathroom is fitted with a white suite including a bath with glass shower screen, a pedestal wash basin and a close-coupled toilet. The walls are tiled in a pale blue mosaic pattern with a white trim, creating a fresh and clean look. A heated towel rail and a frosted window providing natural light complete the space.

## Rear Garden

The rear garden is a manageable outdoor space featuring a paved patio area adjacent to the conservatory, leading to a stone-paved section and bordered by fencing and greenery. It offers a private and sheltered spot for outdoor seating, dining or play, with mature trees providing some natural screening.

## Material Information - Littleborough

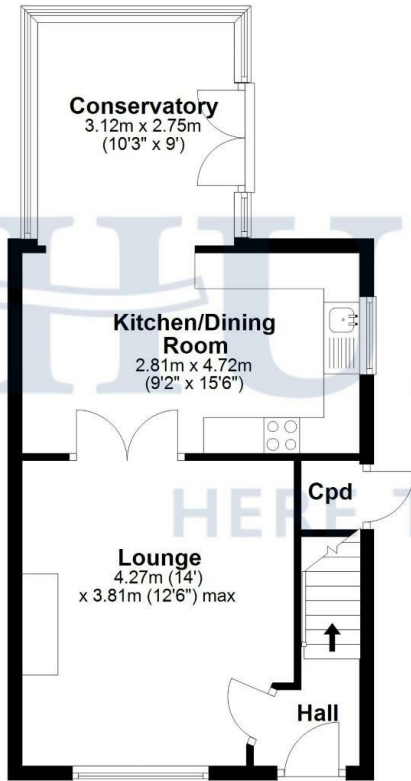
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL TAX BAND A

# Floorplan

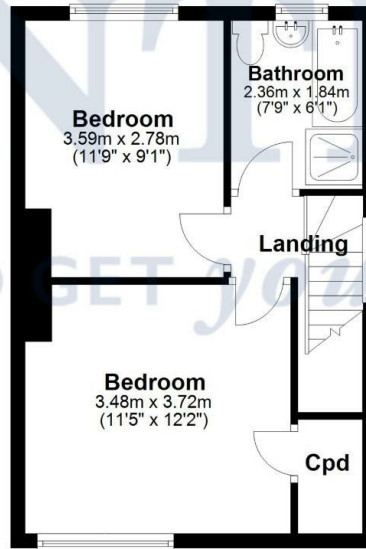
## Ground Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



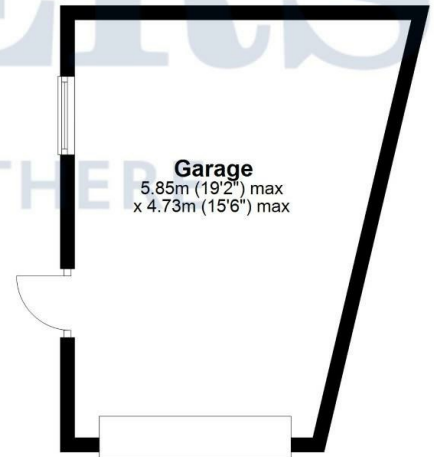
## First Floor

Approx. 33.9 sq. metres (364.7 sq. feet)



## Outbuilding

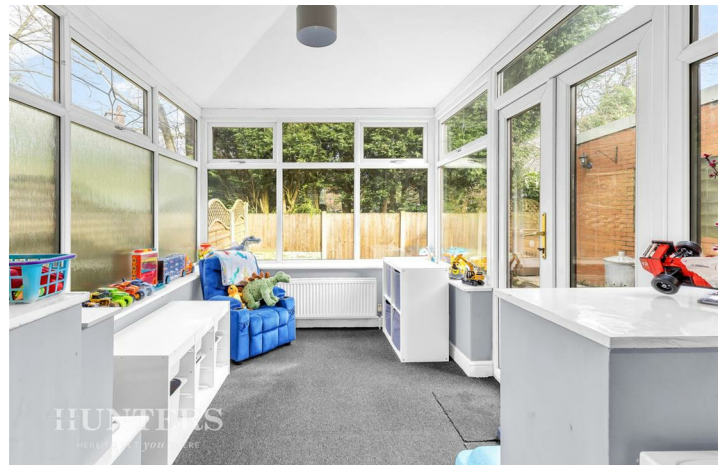
Approx. 23.5 sq. metres (253.3 sq. feet)



Total area: approx. 100.2 sq. metres (1078.2 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.

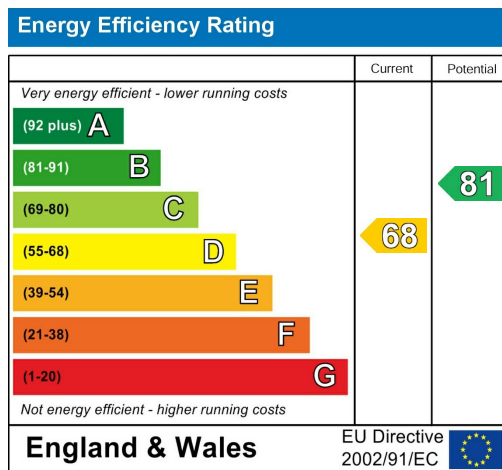
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## 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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