

HUNTERS[®]

HERE TO GET *you* THERE



Chichester Close

Smithy Bridge, OL15 8QL

£250,000

- THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS LOUNGE AND DINING ROOM
- DRIVEWAY PARKING FOR THREE VEHICLES
- COUNCIL TAX BAND B
- EPC RATING C



- POPULAR RESIDENTIAL LOCATION
- CONSERVATORY OVERLOOKING REAR GARDEN
- CLOSE TO SMITHY BRIDGE STATION & HOLLINGWORTH LAKE
- FREEHOLD (with Rent Charge)

Tel: 01706 390 500

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Hunters Estate Agents are delighted to present this well-presented three-bedroom semi-detached home, situated in a popular and convenient residential location.

Ideally positioned within easy reach of highly regarded local schools, a range of amenities, Hollingworth Lake, excellent transport links, and Smithy Bridge railway station, this property offers an excellent opportunity for families, first time buyers and commuters alike.

The accommodation briefly comprises an entrance hall, a spacious lounge, dining room, fitted kitchen, and a conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a modern shower room.

Externally, the property benefits from a driveway providing off-road parking for three vehicles, a well maintained front garden and a good-sized, private rear garden, providing an ideal space for outdoor relaxation and family enjoyment.

Further benefits include gas central heating and double glazing throughout.

Early viewing is highly recommended to fully appreciate the accommodation and convenient location on offer.

Hall

The welcoming hallway creates a bright and inviting entrance to the home. From here the staircase leads to the first floor, and a door provides access to the lounge.

Lounge

13'5" x 12'4" (4.10m x 3.77m)

The lounge is a spacious room with a large bay window that fills the room with natural light. A fireplace serves as a charming focal point and the room comfortably accommodates seating and leads through an arched opening into the dining room, enhancing the flow of the ground floor living space.

Dining Room

10'5" x 8'5" (3.19m x 2.56m)

Positioned off the lounge, the dining room offers a well-proportioned space, perfect for family meals or entertaining guests. A door leads into the kitchen, while a sliding door opens to the conservatory, introducing an airy and bright extension to the home.

Conservatory

7'5" x 8'2" (2.25m x 2.49m)

The conservatory is a bright, airy space with a tiled floor and ample windows surrounding it, flooding the room with natural light and offering views of the garden. It provides a peaceful spot to enjoy the outdoors from the comfort of the home and has a door leading into the garden as well as access from the dining room.

Kitchen

10'5" x 7'2" (3.19m x 2.18m)

Fitted with a range of white wall and base units, and contrasting black work surfaces, the kitchen offers ample storage and counter space. It includes integrated appliances such as an oven and hob, and has space for a range of freestanding appliances. A window above the sink looks out to the side of the property, while a door at the rear opens directly onto the garden and patio area.

Landing

8'0" x 6'1" (2.44m x 1.85m)

The landing at the top of the stairs provides access to three bedrooms and the shower room, making it a practical and functional space.

Bedroom 1

9'3" x 9'6" (2.83m x 2.89m)

This double bedroom features built-in wooden furniture with overhead cupboards, drawers, and a dressing table, creating generous storage options. A large window fills the room with daylight and overlooks the front of the property.

Bedroom 2

14'8 x 9'6 (4.47m x 2.9m)

This second bedroom is a comfortable double bedroom with fitted white wardrobes and a desk area, perfect for a child's room or a study space. A large window overlooks the rear garden providing plenty of natural light.

Bedroom 3

9'7 x 6'1 (2.92m x 1.85m)

The smallest of the three bedrooms enjoys built-in storage with wardrobes and a desk. A wide window overlooks the front, allowing natural light to brighten the room throughout the day.

Shower Room

6'0" x 6'1" (1.84m x 1.85m)

The shower room features a corner shower enclosure with curved glass doors, a white toilet, and a vanity unit with a wash basin. The walls are tiled with a mix of neutral and patterned tiles, which complement the dark floor tiles. A heated towel rail completes the bathroom, making it both stylish and functional.

Rear Garden

The rear garden offers a pleasant mix of paved patio and lawn areas, bordered by fencing and mature shrubs. A large shed provides useful outdoor storage. The garden is well maintained and enjoys a sunny, private setting, perfect for relaxing or entertaining.

Material Information - Littleborough

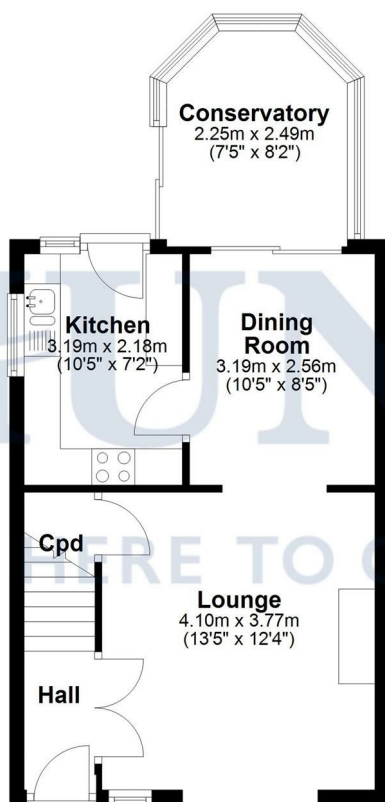
Tenure Type; FREEHOLD (with Rent Charge)

Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

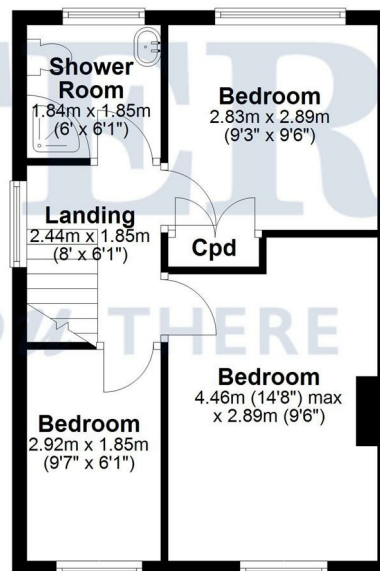
Ground Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



First Floor

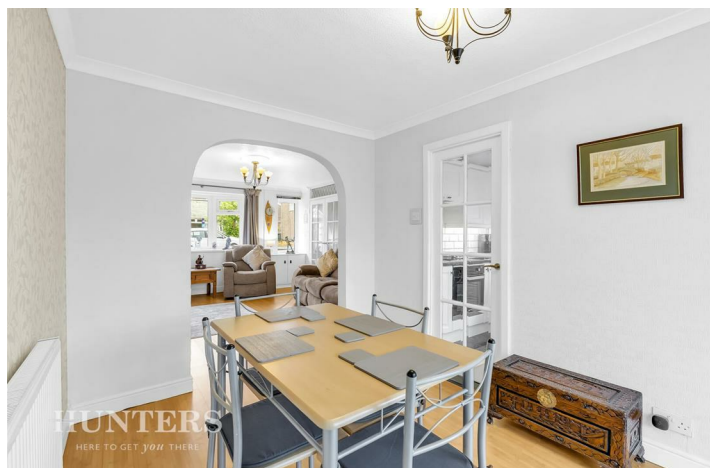
Approx. 35.7 sq. metres (384.7 sq. feet)



Total area: approx. 78.8 sq. metres (848.7 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.

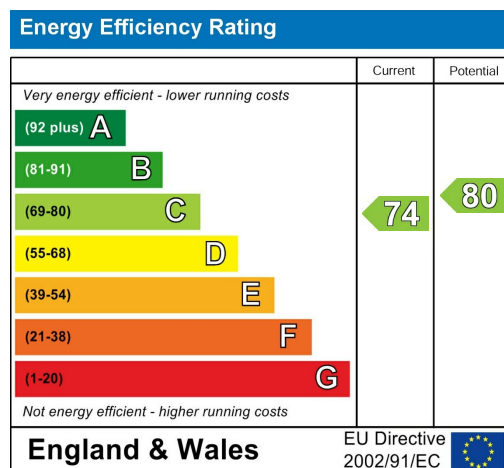
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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