HUNTERS®

HERE TO GET *you* THERE



Chichester Close

Smithy Bridge, OL15 8QL

£280,000

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- EXTENDED FOUR BEDROOM SEMI-DETACHED HOME
- SOUGHT AFTER SMITHY BRIDGE LOCATION
- WALKING DISTANCE TO TRAIN STATION & PRIMARY SCHOOL
- CLOSE TO HOLLINGWORTH LAKE & COUNTRYSIDE WALKS
- DRIVEWAY PARKING & REAR ENCLOSED GARDEN
- IDEAL SPACIOUS FAMILY HOME
- COUNCIL TAX BAND C
- EPC RATING C
- FREEHOLD (with Rent Charge)

Tel: 01706 390 500

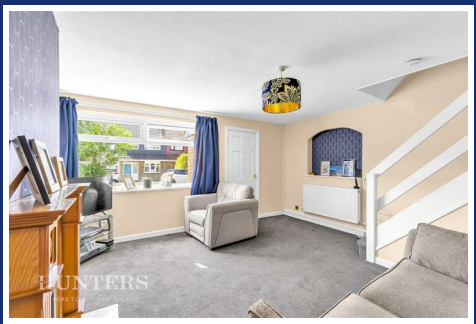
Chichester Close

Smithy Bridge, OL15 8QL

£280,000







Situated in the heart of Smithy Bridge, this extended four-bedroom semi-detached property offers spacious and well-presented accommodation, making it an ideal family home in a highly sought-after location. Conveniently positioned within walking distance of the local primary school, main line train station, and the beautiful Hollingworth Lake, the property is perfectly suited for families and commuters alike.

The accommodation briefly comprises an entrance hall, spacious lounge, fitted kitchen, separate dining room, and an additional play room providing flexible living space. To the first floor are four well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a rear enclosed garden, ideal for families and entertaining, together with driveway parking to the front. Further benefits include gas central heating and double glazing throughout.

Early viewing is highly recommended to fully appreciate the space, location, and excellent family accommodation on offer.

Porch
4'6" x 5'7" (1.38m x 1.71m)
This welcoming porch provides a bright entrance with windows that flood the space with natural light. It offers a practical area to welcome guests before moving into the main living areas.

Lounge
13'9" x 14'8" max (4.20m x 4.48m max)
The lounge is a spacious, inviting room featuring a large window that overlooks the front garden, filling the space with natural light. It boasts a central fireplace (never been used or tested) with a wooden surround and decorative tile inlay, creating a cosy focal point. The room flows naturally to the stairs and other ground floor rooms.

Kitchen
10'9" max x 14'8" (3.29m max x 4.48m)
The kitchen is a bright and practical space featuring light wood cabinetry with plenty of storage and black work surfaces. It includes integrated appliances such as an oven and hob, along with a stainless steel sink and drainer beneath a large window overlooking the garden. The room benefits from multiple windows and a door providing direct access to the rear garden, allowing for easy indoor-outdoor flow. The tiled effect flooring is both durable and easy to maintain.

Dining Room
9'8" x 7'9" (2.96m x 2.36m)
The dining room is a cosy, well-lit area, making it perfect for family meals or entertaining guests.

Sitting Room
14'10" x 7'9" (4.53m x 2.36m)
This room offers a versatile space that is currently used as a gym or study, featuring a large front-facing window. A functional and flexible area to suit a variety of needs, from exercise to work or relaxation.

Landing
7' x 6'2" (2.12m x 1.89m)
The landing at the top of the stairs is a bright, compact area flooded with natural light from the front-facing window. It connects the bedrooms and the bathroom on the first floor.

Bedroom 1
15'1" max x 14'4" max (4.60m max x 4.36m max)
This generously sized bedroom is divided into two distinct sections by an open archway, offering a unique space that might be used as a sleeping area and a sitting or dressing area. Two large front-facing windows fill the room with daylight.

Bedroom 2
15'1" max x 8'2" (4.60m max x 2.50m)
This bedroom features a soft pink colour scheme and carpet, with a large window overlooking the front garden. It is a bright and spacious room offering plenty of space for furniture and storage.

Bedroom 3
9'5" x 8'2" (2.88m x 2.50m)
A well-proportioned bedroom, with a window overlooking the rear of the property providing natural light and a pleasant outlook.

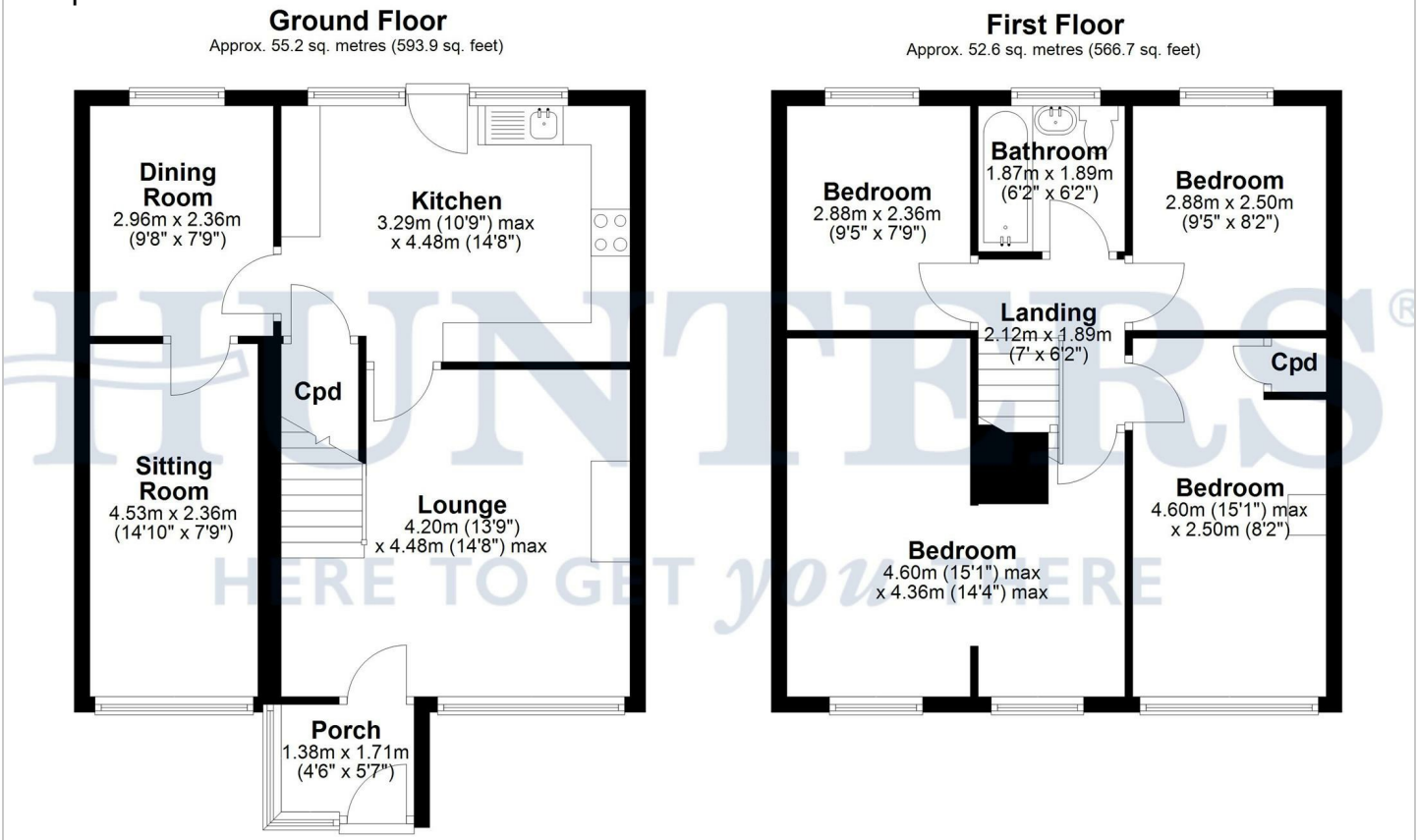
Bedroom 4 / Study
9'5" x 7'9" (2.88m x 2.36m)
This smaller room is currently used as a study, a window to the rear garden provides natural light, and the room houses the boiler, making it a practical space for a home office or hobby room.

Bathroom
6'2" x 6'2" (1.87m x 1.89m)
The bathroom is a modern and bright space fitted with a white suite including a bathtub with an overhead shower, a vanity unit with a basin, and a toilet. The walls are finished with light marble-effect tiling and the floor is tiled in a neutral tone, with a frosted window providing privacy and natural light.

Rear Garden
The rear garden is a private and tranquil outdoor space featuring a mix of lawn, patio, and gravel areas. Mature trees and shrubs frame the garden, adding greenery and privacy. A shed is positioned to one side, providing useful storage, while a small paved seating area offers a pleasant spot to relax or entertain. The garden is enclosed by fencing, ensuring a safe area for children or pets.

Material Information - Littleborough
Tenure Type; FREEHOLD (with Rent Charge)
Council Tax Banding; ROCHDALE COUNCIL TAX BAND C

Floorplan



Total area: approx. 107.8 sq. metres (1160.6 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.



















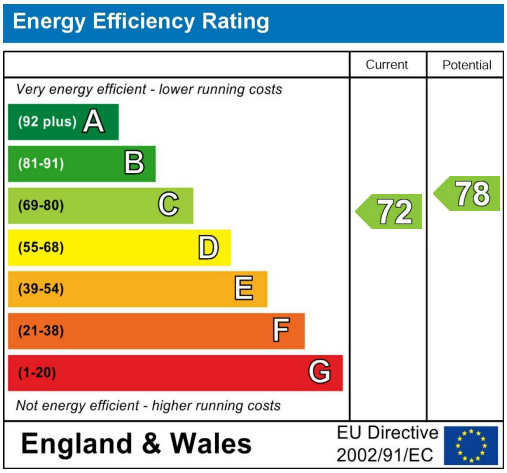


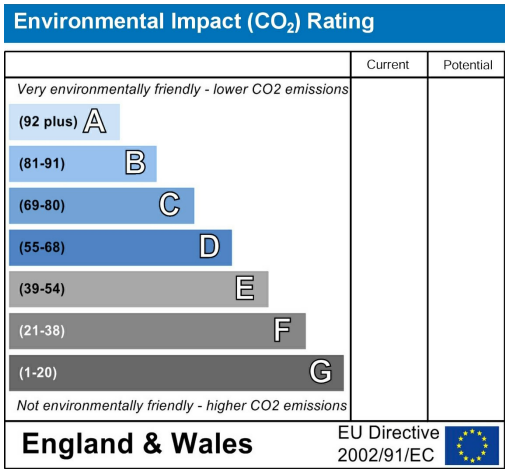






Energy Efficiency Graph





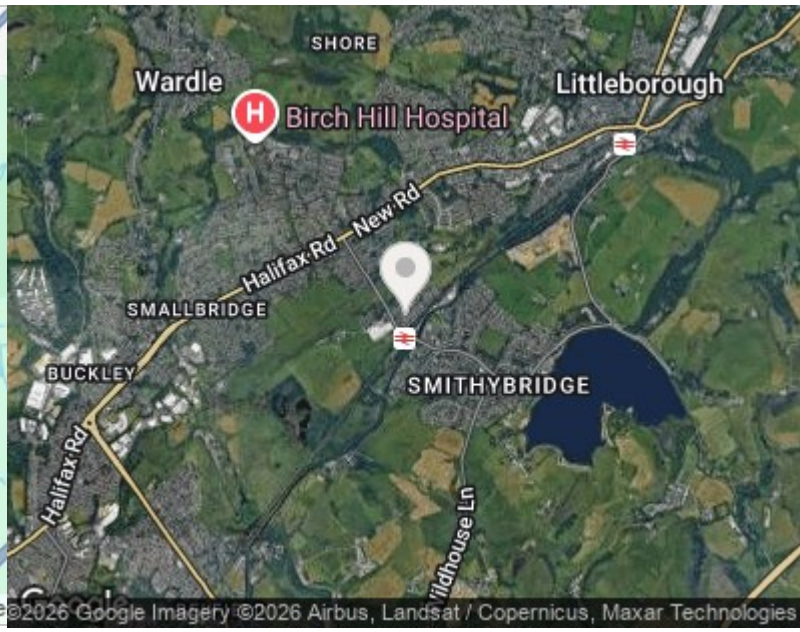
Viewing

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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