



Old Road

Rochdale, OL16 2SJ

£325,000 OIEO



- DETACHED RAISED HOUSE WITH LEVEL ENTRY TO THE REAR
- THREE BEDROOMS
- CONVENIENT TO SMITHYBRIDGE TRAIN STATION
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND E
- WELL MAINTAINED THROUGHOUT
- SOUGHT AFTER RESIDENTIAL LOCATION, CLOSE TO LITTLEBOROUGH AND SMITHY BRIDGE
- HOLLINGWORTH LAKE CLOSE BY
- FREEHOLD
- EPC RATING D

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This charming, well-built THREE BEDROOM DETACHED HOUSE has been lovingly cared for and proudly owned by the same vendors since it was first constructed, making it a truly unique opportunity for buyers. The spacious and light-filled accommodation offers a comfortable and welcoming home, featuring a generous lounge, a kitchen diner, a versatile home office, three bedrooms, a bathroom, and a separate WC.

Outside, you'll find a driveway with space for two vehicles, a large garage, and beautifully landscaped gardens, with rear level entry access, that provide a peaceful retreat. Nestled down a quiet lane, the property enjoys a tranquil atmosphere while still being conveniently close to both Smithy Bridge and Littleborough villages and all the local amenities including highly regarded primary and secondary schools within walking distance.

Commuters will appreciate the easy walking distance to Smithy Bridge train station, with direct connections to Leeds and Manchester, alongside excellent bus routes linking neighbouring towns. For outdoor enthusiasts, the stunning Hollingworth Lake is just a short drive away, perfect for leisure and relaxation.

This is a wonderful home combining timeless charm with practical living in a fantastic location.

Viewings are highly recommended and this property is offered with no onward chain.

Inner porch

Accessed via an outer stable door, the inner porch features a natural slate floor, a convenient area for coats and shoes, and a glazed door leading into the main welcoming entrance lobby.

Entrance Area

A welcoming entrance lobby that opens into the lounge and provides access to the rest of the accommodation.

Lounge

13'6" max x 16'4" (4.13 max x 5.00)

A light and spacious lounge featuring a large front-facing bay window and a decorative fire surround, creating a bright and welcoming living space.

Dining kitchen

11'6" x 10'9" (3.51 x 3.30)

The kitchen is fitted with a range of wall and base units, complemented by a stainless steel sink and natural slate splashbacks. A UPVC window and composite stable-style door provide natural light and outdoor access, while a radiator ensures warmth. There's also ample space for a dining table, making it a practical and versatile space.

Bedroom one

11'5" x 13'10" (3.48 x 4.23)

A spacious double bedroom featuring a window to the front aspect, allowing for plenty of natural light to fill the room. Plenty of space for bedroom furniture.

Bedroom two

11'6" x 13'10" max (3.51 x 4.23 max)

Another generously sized double bedroom, benefiting from a side aspect window that floods the room with plenty of natural light and fitted wardrobes.

Bedroom three

8'0" x 8'6" (2.46 x 2.61)

A well-proportioned single bedroom featuring built-in sliding door wardrobes and a rear aspect window.

Study

8'1" x 5'9" (2.48 x 1.77)

Perfect for a variety of uses—whether as a quiet home office, a creative craft room, or a cozy nursery. The front-facing window floods the space with natural light, creating a bright space.

Shower room

8'0" x 6'2" (2.46 x 1.90)

Featuring partially tiled walls, this bathroom boasts a white suite complemented by a UPVC window, a radiator with a heated towel rail, and a dual-flush corner WC. The spacious walk-in shower includes a built-in seat, while a large oval basin is set into a vanity unit with ample storage through drawers and cupboards.

WC

A practical and useful separate second WC with a rear-facing window that provides natural light and ventilation.

Loft space

A useful storage space with potential for further development (subject to all required permissions).

Garage and parking

A generously sized, extra-wide garage equipped with power and lighting, a double-glazed window, under-bungalow storage, and a dedicated workbench area. Additional features include a water tap, remote-controlled garage door with enhanced security locks, and electric meters. The driveway provides convenient off-road parking for two vehicles.

Gardens

Well-established gardens boasting a variety of plants, shrubs, and flowers. Lawns extend to the front and side, complemented by several inviting seating areas, perfect for relaxation and enjoying the outdoors. Access to the front of the property is via a set of steps, with additional level entry to the rear of the property.

Material Information - Littleborough

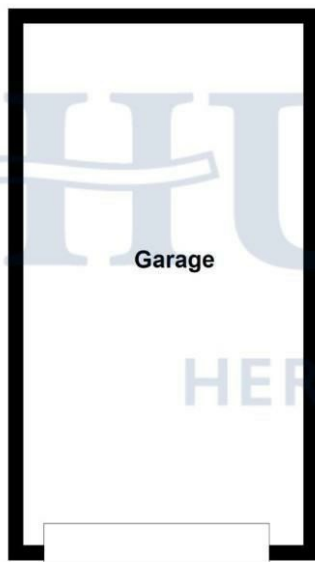
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND E

Floorplan

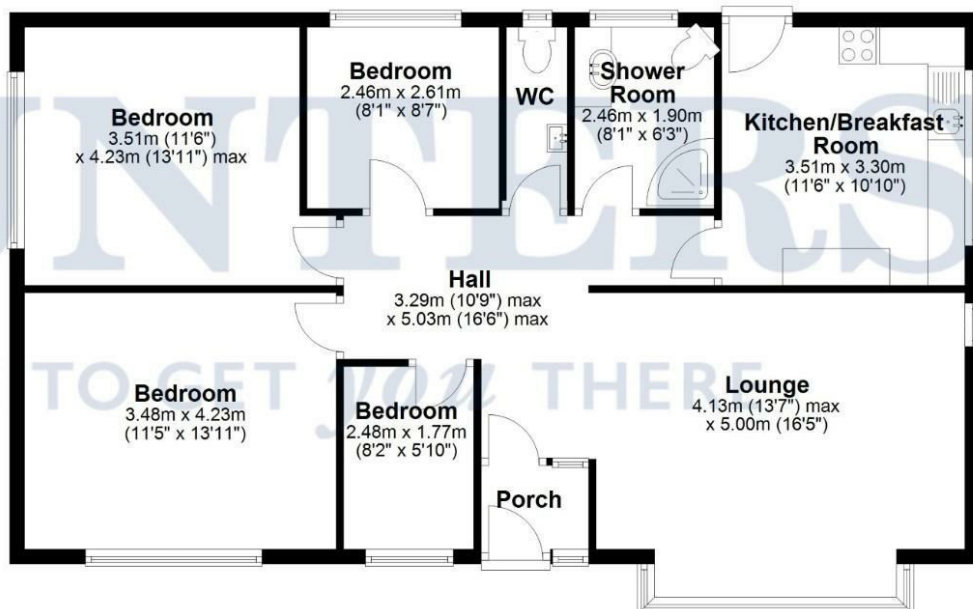
Ground Floor

Approx. 27.0 sq. metres (290.3 sq. feet)



First Floor

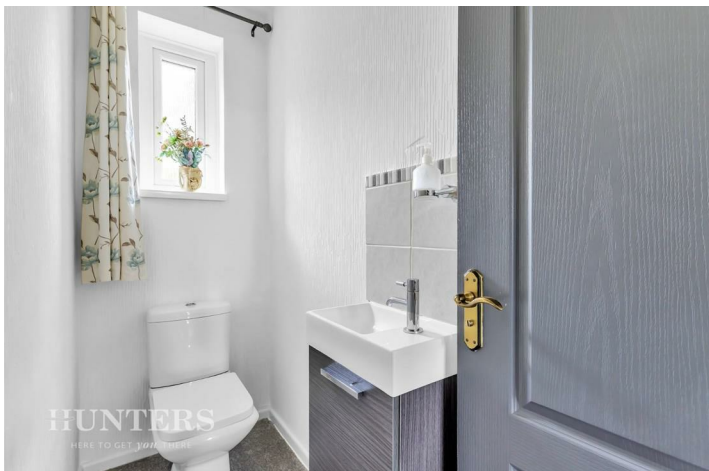
Approx. 92.6 sq. metres (996.3 sq. feet)



Total area: approx. 119.5 sq. metres (1286.6 sq. feet)

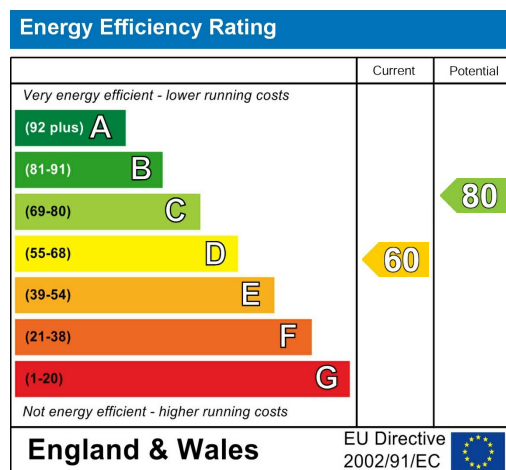
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







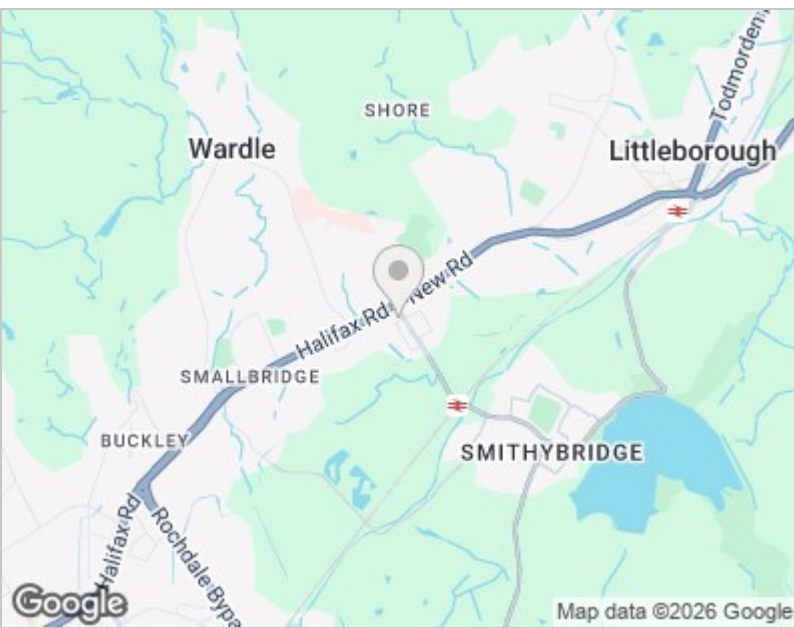
Energy Efficiency Graph



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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