

HUNTERS®

HERE TO GET *you* THERE



Chichester Close

Smithy Bridge, OL15 8QL

£299,950



- EXTENDED SEMI-DETACHED HOME
- TWO RECEPTION ROOMS
- OFF-ROAD PARKING FOR TWO CARS
- COUNCIL TAX BAND C
- FREEHOLD

- THREE GOOD SIZE BEDROOMS
- TWO BATHROOMS
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- EPC RATING C

Tel: 01706 390 500

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£299,950



Situated in the highly desirable area of Smithy Bridge, this extended semi-detached home offers spacious and versatile accommodation, ideal for a variety of buyers including first-time purchasers and growing families.

Beautifully presented throughout, the property comprises a welcoming entrance hall, a comfortable lounge, and a generous kitchen diner providing the perfect space for everyday living and entertaining. The former garage has been converted to create a second reception room, offering flexibility as a family room, home office, or even a ground floor bedroom if required.

To the first floor are three well-proportioned bedrooms, with the master benefiting from its own en-suite shower room, alongside a family bathroom.

Externally, the property boasts off-road parking for two vehicles and a beautifully landscaped rear garden, creating an attractive and private outdoor space to enjoy.

The location is particularly convenient, within walking distance of the local primary school and mainline train station, providing direct links to Leeds and Manchester. The ever-popular Hollingworth Lake is also close by, offering scenic walks and leisure facilities, while nearby villages provide an excellent range of shops, supermarkets, bars, and restaurants.

Early viewing is highly recommended to fully appreciate the space, flexibility, and superb setting this wonderful home has to offer.

Hall

A welcoming hallway featuring a wooden entrance door with decorative glass panels that let in natural light. With stairs leading to the first floor and door to the lounge.

Lounge

13'11" x 12'9" max (4.24m x 3.88m max)

A spacious lounge with a large front-facing window providing ample natural light. The room features a neutral decor with light wood flooring and a central fireplace framed by a modern surround, creating a cosy focal point.

Kitchen

10'6" x 15'8" (3.20m x 4.77m)

This bright kitchen benefits from underfloor heating and a range of wall and base units, with dark contrasting work surfaces, creating a contemporary and clean look. It is well-equipped with a double oven, dishwasher and space for a washing machine and a large American-style fridge freezer. Light tiles cover the floor and a window above the sink offers a view into the garden, whilst a door with stained glass detailing leads out to the exterior. The kitchen opens into the adjacent dining area, making it ideal for family meals and entertaining.

Dining Area

12'1" x 6'2" (3.69m x 1.88m)

Located next to the kitchen, the dining area is perfect for casual family meals and entertaining.

Office

12'4" x 6'2" (3.75m x 1.88m)

A practical and well-sized office space, however would be ideal for a variety of uses including occasional bedroom, play room and additional sitting room.

Landing

7'7" x 6'2" (2.31m x 1.87m)

A light and airy landing area, providing access to the bedrooms and bathroom.

Bedroom 1

19'4" x 9'2" (5.89m x 2.81m)

A spacious master bedroom with a large front-facing window that fills the room with natural light. The room features light wood flooring and neutral walls and ample space for a range of furniture. The door leads to a modern en-suite shower room.

En-suite Shower Room

5'1" x 9'2" (1.55m x 2.81m)

A modern en-suite shower room featuring a large walk-in shower with glass panel, tiled walls in soft grey, and a frosted window for natural light and privacy. The floor is finished in wood-effect tiles, complemented by a white toilet and vanity wash basin.

Bedroom 2

10'3" max x 13'3" (3.12m max x 4.05m)

A bright bedroom with a window overlooking the rear garden, decorated in a fresh white with light carpeting. The room includes built-in storage cupboard.

Bedroom 3

12'0" x 6'2" (3.67m x 1.88m)

The smallest of the three bedrooms, perfect as a child's bedroom or guest room.

Bathroom

6'3" x 6'2" (1.91m x 1.87m)

Fitted with a bath with overhead shower, low level WC and wash hand basin. The floor is finished with darker tiles, creating a balanced and clean look.

Rear Garden

An enclosed rear garden with a paved patio area leading onto a large, well-maintained lawn. The garden features several raised beds for planting, fully fenced for privacy and safety, making it ideal for family enjoyment and outdoor entertaining.

Material Information - Littleborough

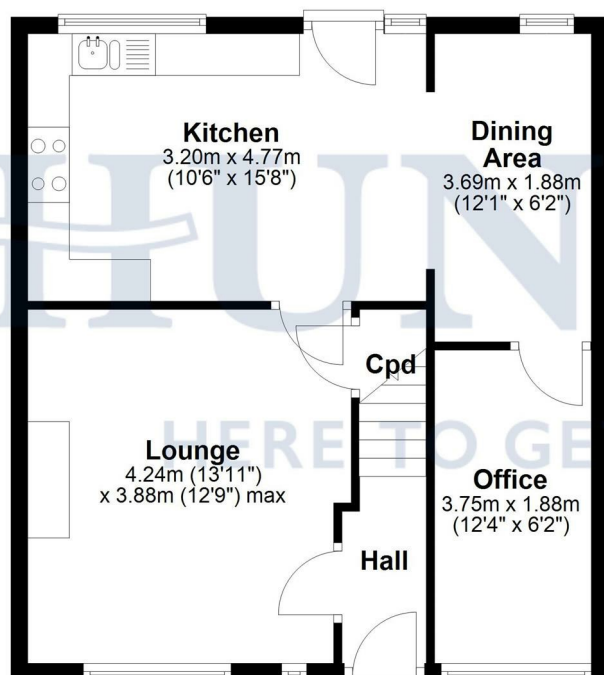
Tenure Type; FREEHOLD

Council Tax Banding; Rochdale Council Band C

Floorplan

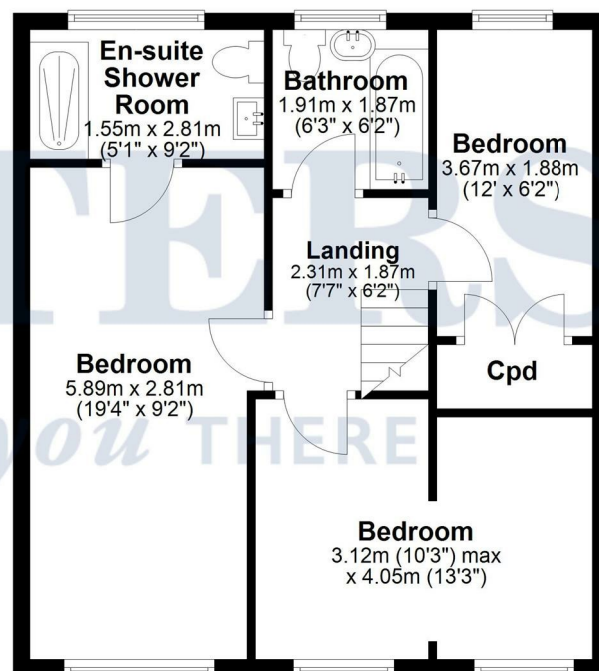
Ground Floor

Approx. 51.0 sq. metres (548.8 sq. feet)



First Floor

Approx. 50.9 sq. metres (547.8 sq. feet)

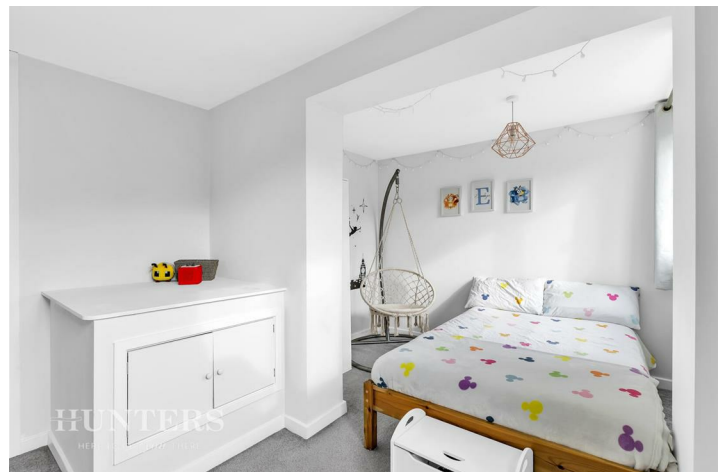


Total area: approx. 101.9 sq. metres (1096.6 sq. feet)

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.

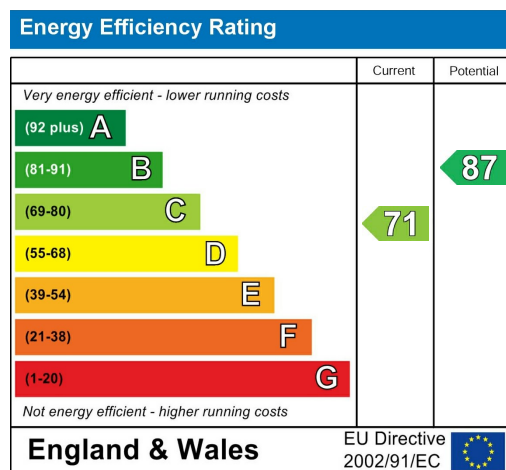
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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