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Fairfax Drive

Smithy Bridge, OL15 8RA

£245,000

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- THREE BEDROOM SEMI-DETACHED HOME
- LIGHT AND AIRY THROUGHOUT
- NEW BOILER INSTALLED IN 2026
- LEASEHOLD
- EPC RATING C
- POPULAR SMITHY BRIDGE LOCATION
- KITCHEN/DINER & CONSERVATORY
- ENCLOSED REAR GARDEN & BLOCK-PAVED DRIVEWAY
- COUNCIL TAX BAND B

Tel: 01706 390 500

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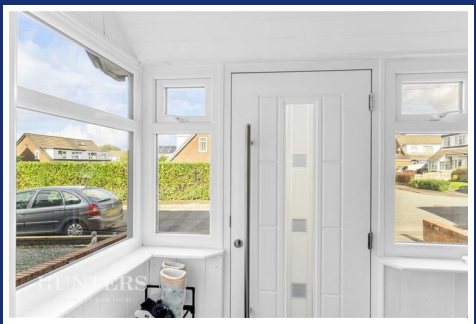

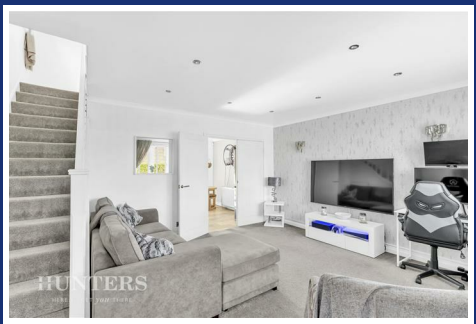

Hunters Estate Agents are thrilled to offer to the market this well-presented and light and airy three-bedroom semi-detached home, ideally situated in the popular Smithy Bridge area. The property is conveniently located for the highly regarded local primary school, Smithy Bridge train station with direct links towards Leeds and Manchester, and the popular Hollingworth Lake, which is surrounded by a fantastic range of restaurants, cafés and leisure facilities. There is also easy access to the M62 motorway via Milnrow.

The accommodation comprises an entrance hall, spacious lounge, kitchen/diner, conservatory, three bedrooms and a family bathroom. The property benefits from gas central heating, with a new boiler installed in 2026, together with double glazing throughout.

Externally, there is an enclosed rear garden providing a private outdoor space, while to the front is a block-paved driveway providing off-road parking.

An ideal home for first-time buyers, those looking to downsize or families alike. Early viewing is highly recommended.

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Lounge

13' x 15'8" (3.96m x 4.76m)

This welcoming entrance porch is bright and airy, featuring windows on three sides that allow plenty of natural light. The front door opens into a spacious lounge with neutral décor and large windows providing natural light. The lounge offers ample space for seating and double doors leading to the dining kitchen.

Dining Kitchen

10'5" x 15'8" (3.17m x 4.76m)

The dining kitchen is fitted with a range of wall and base units, with dark work surfaces and a modern mosaic tiled splashback. It is well-equipped with integrated appliances, including a black oven and extractor hood, alongside space for a washing machine, tumble dryer and dishwasher. The dining area benefits from sliding glass doors opening into the conservatory, flooding the space with natural light and providing a lovely view over the garden.

Conservatory

6'3" x 15' (1.90m x 4.58m)

This bright and airy conservatory extends along the rear of the house and is accessible from the dining kitchen. It features large windows and French doors opening onto the garden, allowing for a seamless flow between indoor and outdoor living. A versatile space, perfect for seating or casual dining.

Landing

8' x 5'10" (2.44m x 1.77m)

The first-floor landing is bright and functional, providing access to all three bedrooms and the bathroom.

Bathroom

5'6" x 6'8" (1.68m x 2.04m)

This bathroom is practical and modern, fitted with a white suite comprising a bath with overhead shower, pedestal basin, and close-coupled WC. Neutral tiling around the bath and light-coloured flooring combine to create a fresh and clean feel. A window allows natural light to brighten the room.

Bedroom 1

13'2" x 9'6" max (4.01m x 2.90m max)

The largest bedroom is a peaceful retreat decorated in soft grey tones and offers space for a double bed and additional bedroom furniture. A window offers pleasant views while allowing natural light to fill the room.

Bedroom 2

10'3" x 9'6" max (3.12m x 2.90m max)

A second double bedroom with a large window to the rear of the property. The room offers space for a double bed and additional bedroom furniture.

Bedroom 3

9'6" max x 6'8" (2.90m max x 2.04m)

This single bedroom is compact and versatile, featuring a single bed and built-in storage cupboard. The neutral tones and window with blinds create a bright and airy feel, perfect for use as a child's room, guest room or home office.

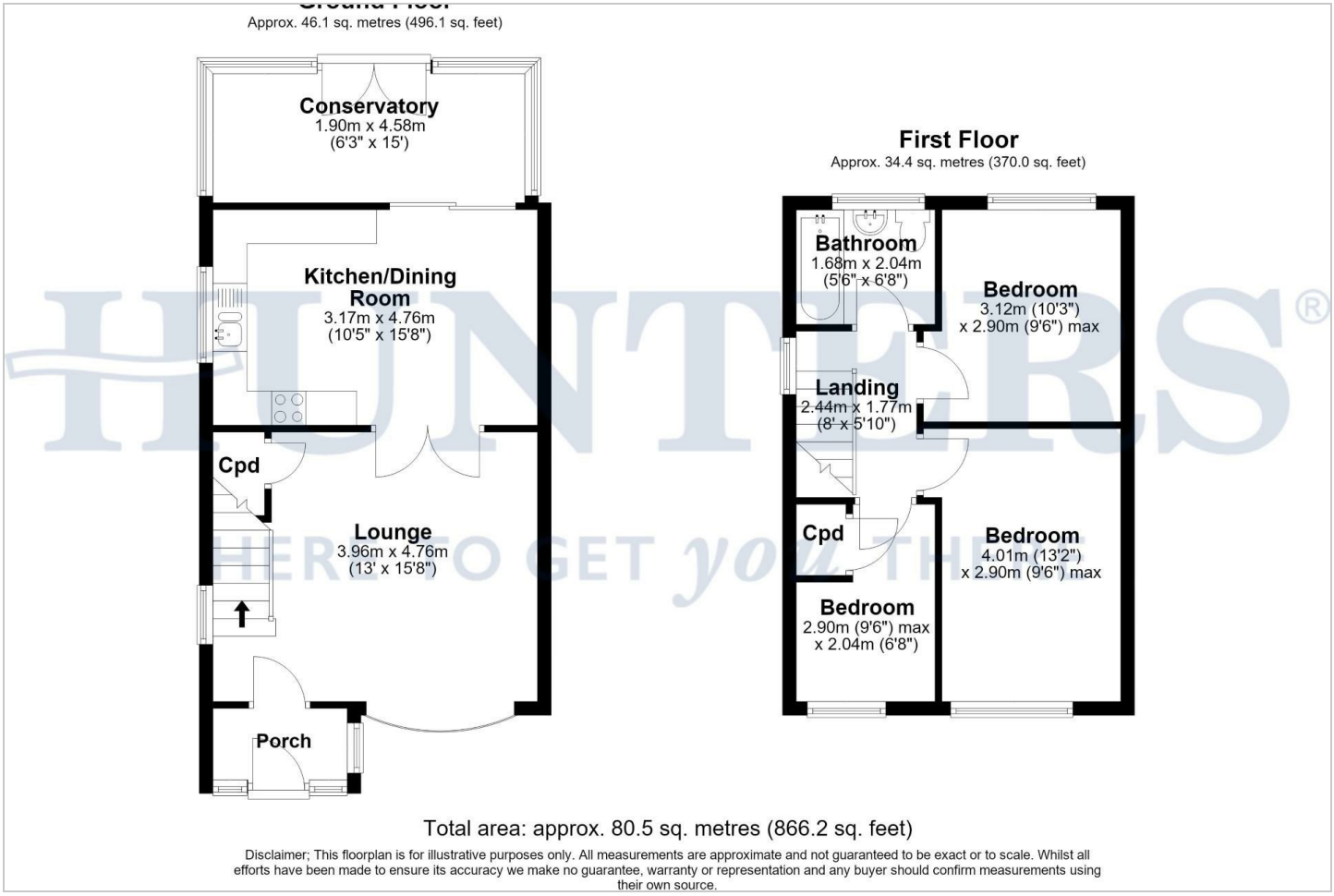
Rear Garden and Parking

The garden is private and well-maintained, mainly laid to lawn and bordered by fencing. It includes a paved side area and space for a garden shed, perfect for outdoor play or gardening. A paved driveway can be located to the front, offering parking for three cars.

Material Information - Littleborough

Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 945
Leasehold Annual Ground Rent Amount £17.00
Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan


Ground Floor
Approx. 46.1 sq. metres (496.1 sq. feet)
Conservatory
1.90m x 4.58m
(6'3" x 15')
Kitchen/Dining Room
3.17m x 4.76m
(10'5" x 15'8")
Cpd
Lounge
3.96m x 4.76m
(13' x 15'8")
Porch
First Floor
Approx. 34.4 sq. metres (370.0 sq. feet)
Bathroom
1.68m x 2.04m
(5'6" x 6'8")
Bedroom
3.12m (10'3")
x 2.90m (9'6") max
Landing
2.44m x 1.77m
(8' x 5'10")
Cpd
Bedroom
4.01m (13'2")
x 2.90m (9'6") max
Bedroom
2.90m (9'6") max
x 2.04m (6'8")
Total area: approx. 80.5 sq. metres (866.2 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.

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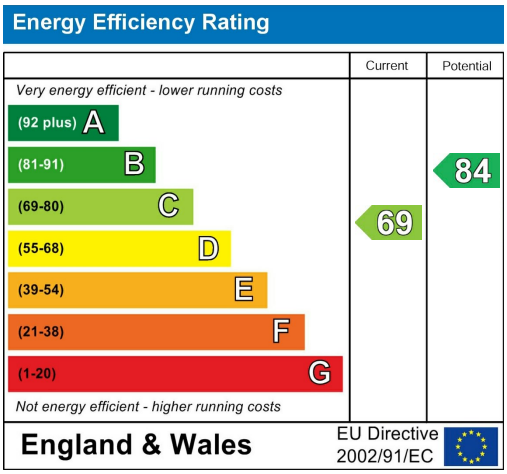
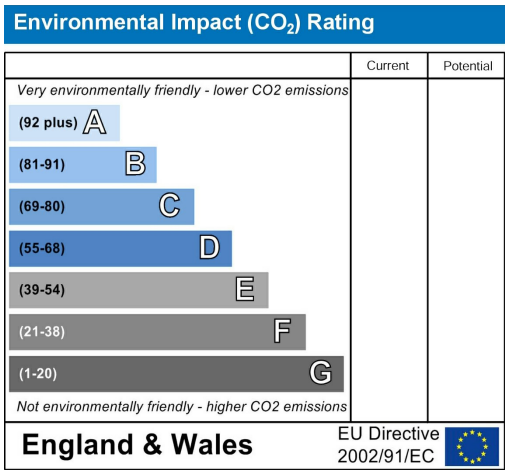
Energy Efficiency Graph





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

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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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The Property Ombudsman