



Smith Hill

Milnrow, OL16 3ER

£265,000

- SPACIOUS 4 BEDROOM SEMI DETACHED
- CLOSE TO EXCELLENT AMENITIES & SCHOOLS
- ON THE DOORSTEP OF BEAUTIFUL COUNTRYSIDE
- VIEWING HIGHLY RECOMMENDED
- LEASEHOLD

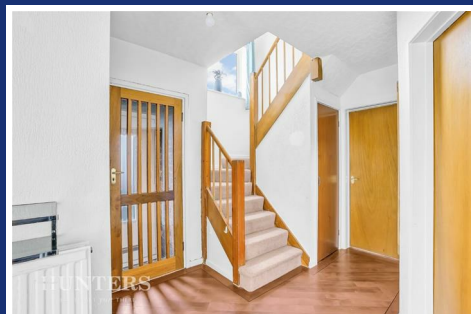


- QUIET CUL-DE-SAC
- AMPLE PARKING & GARAGE
- LARGE PLOT WITH WELL STOCKED GARDENS
- EPC RATING D
- COUNCIL TAX BAND C

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Hunters Estate Agents are thrilled to be able to offer to the market this deceptively spacious four bedroom semi-detached family home, which is located at the top of a quiet cul-de-sac. The location is desirable due to its close proximity to two local primary schools and also to Hollingworth High Academy, along with an array of shops, restaurants and beautiful surrounding countryside, making this an ideal family home. The transport links are also fantastic with this property being only a mile away from junction 21 of the M62, and within easy walking distance of the Metrolink station at Milnrow. Internally the accommodation briefly comprises a welcoming entrance hall, downstairs WC, fitted kitchen, separate dining room, living room and one downstairs bedroom to the ground floor. Upstairs is the master bedroom with its double-depth fitted wardrobes, two further bedrooms to the rear and a family bathroom. There is also a small room that would make a useful home office. Outside, the front garden is low-maintenance, whilst the rear enclosed garden is south-west-facing making it ideal for those warmer months. The block-paved drive is long enough to allow for the off-road parking of several cars with a single garage. Benefiting from gas central heating and double glazing throughout. An early viewing is highly recommended.

Entrance Hall

11'7" max x 11'2" max (3.54 max x 3.42 max)

Spacious entrance hallway with doors leading to all downstairs accommodation, stairs leading to the first floor.

Downstairs WC

Two piece white suite. Window to the side aspect.

Lounge

16'5" x 10'9" (5.02 x 3.30)

Spacious reception room with a window to the front, gas feature fire with feature stone surround.

Kitchen

15'5" x 8'7" (4.70 x 2.64)

Good size family kitchen with a range of fitted wall and base units, integrated hob and double oven, plumbing for washing machine and dryer, and space for a fridge freezer. Ceiling spotlights. Window and door to the rear garden.

Dining Room

9'10" x 11'2" (3.00 x 3.42)

Good sized dining room with sliding patio doors to the rear garden.

Bedroom 4

10'1" x 9'0" (3.08 x 2.76)

Double bedroom or could be used as a good size third reception room with a window to the front.

Landing

With doors leading to the bedrooms and bathroom.

Bedroom 1

16'0" x 9'5" (4.88 x 2.88)

Spacious double room with quality fitted wardrobes to one wall. Window to the front with a lovely view over the hilltops.

Bedroom 2

9'10" x 9'5" (3.01 x 2.88)

Good sized room with a window to the rear.

Bedroom 3

9'10" max x 9'5" max (3.01 max x 2.88 max)

Good sized room with a window to the rear.

Office

4'8" x 9'0" (1.44 x 2.76)

Ideal space for a home office with a window to the front, or could be converted into an en-suite for the master bedroom.

Bathroom

6'7" x 6'0" (2.03 x 1.83)

A three piece suite comprising of a wash hand basin, wc and bath with shower over. Window to the side.

Gardens

Outside, the front garden is low-maintenance, whilst the rear enclosed garden is south-west-facing making it ideal for those warmer months. The block-paved drive is long enough to allow for the off-road parking of several cars with a single garage.

Garage & Parking

The block-paved drive is long enough to allow for the off-road parking of several cars with a single garage.

Material Information - Littleborough

Tenure Type; Leasehold

Leasehold Years remaining on lease; 939

Leasehold Ground Rent Amount: £12.00 per annum

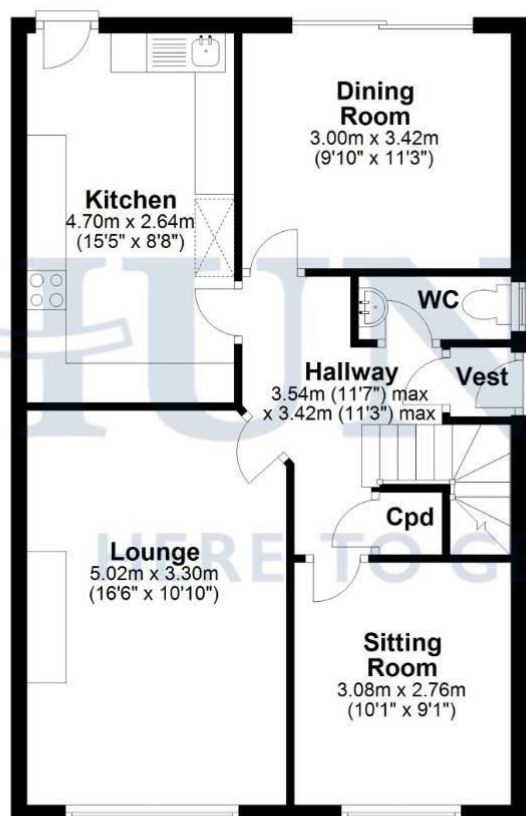
Council Tax Banding; Rochdale Council Band C

EPC Rating: D

Floorplan

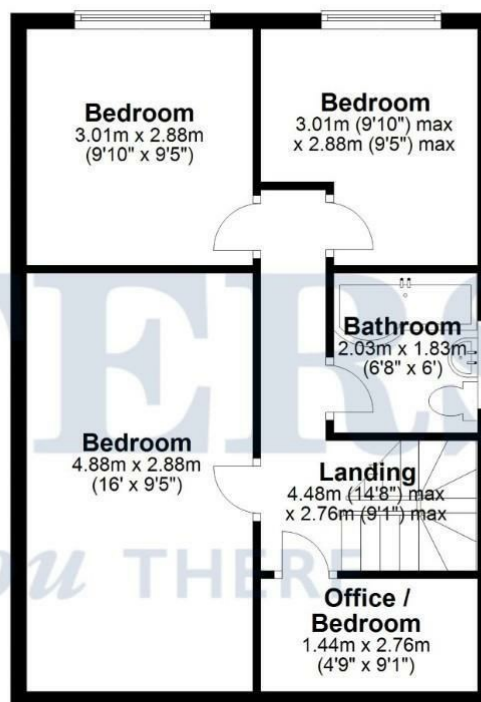
Ground Floor

Approx. 60.5 sq. metres (650.9 sq. feet)



First Floor

Approx. 48.4 sq. metres (520.6 sq. feet)

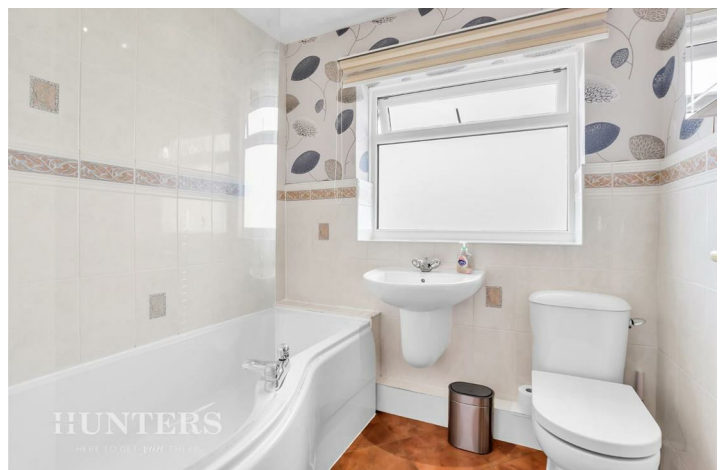


Total area: approx. 108.8 sq. metres (1171.5 sq. feet)

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.

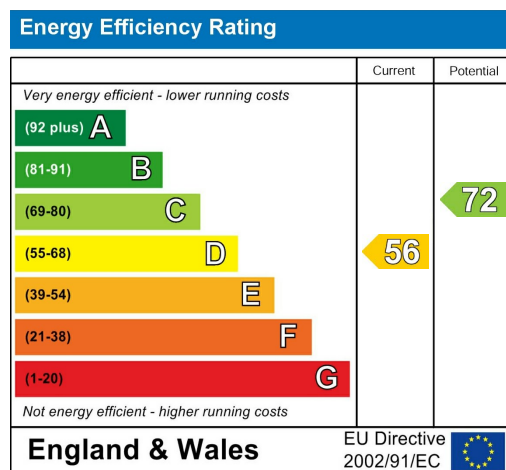
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
<https://www.hunters.com>

