

# HUNTERS®

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## Smithy Bridge Road

Smithy Bridge, Littleborough, OL15 0BQ

Offers In The Region Of £220,000



- END TOWNHOUSE PROPERTY
- CONSERVATORY
- GARDENS TO FRONT AND REAR
- EPC RATING C
- LEASEHOLD

- THREE BEDROOMS
- WALKING DISTANCE TO SMITHY BRIDGE TRAIN STATION AND HOLLINGWORTH LAKE
- PARKING TO THE REAR
- COUNCIL TAX BAND B

Tel: 01706 390 500

# Smithy Bridge Road

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Situated in an elevated position, offers this three bedroom end townhouse property, located within walking distance to Hollingworth Lake Country Park and Smithy Bridge train station, providing direct access to both Manchester and Leeds city centres. Offering spacious accommodation throughout, this property comprises of a welcoming entrance hall, open plan lounge diner, fitted kitchen and conservatory to the rear of the property. Leading to the first floor offers three bedrooms, two of which are double with fitted wardrobes and the house bathroom suite. Externally this property offers gardens to the front and rear, and private off road parking for two cars at the rear. Viewings are highly recommended.

### ENTRANCE HALLWAY

13'8" x 6'0" (4.19 x 1.84)

With stairs leading to the first floor and useful under stairs storage cupboard where the electric meter and consumer unit can be located.

### LOUNGE DINER

23'3" x 13'11" (7.09 x 4.25)

A large and spacious lounge through diner with newly fitted flooring, double glazed window to the front and sliding door leading to the conservatory.

### CONSERVATORY

8'5" x 7'9" (2.58 x 2.37)

Situated at the rear of the property with newly fitted flooring, radiator and doors leading to the rear garden.

### KITCHEN

10'8" x 9'2" (3.26 x 2.81)

A fitted kitchen located to the rear of the property, fitted with a range of wall and base units, stainless steel sink, oven, electric hob, dishwasher, space for a fridge freezer and plumbing for a washing machine. The house combi boiler can also be located in the kitchen. Stable door leading to the rear garden.

### LANDING

8'7" x 8'4" (2.63 x 2.55)

With access to all first floor rooms, useful storage cupboard and access to the loft space which has a ladder and partially boarded for storage.

### BEDROOM ONE

11'8" x 11'3" (3.57 x 3.45)

A spacious double bedroom located to the rear of the property, with newly fitted carpets and fitted furniture.

### BEDROOM TWO

11'3" x 11'2" (3.45 x 3.42)

A further double bedroom located to the front of the property with fitted furniture.

### BEDROOM THREE

8'7" x 8'1" (2.63 x 2.47)

The smallest of the three bedrooms, a single bedroom with fitted furniture.

### SHOWER ROOM

8'7" x 6'2" (2.63 x 1.88)

Located to the rear of the property, partly tiled, fitted with a low level WC, wash hand basin and walk in shower.

### GARDENS

To the front offers an elevated garden and pathway leading to the front door, to the rear boasts a private enclosed south facing garden.

### PARKING

Private off road parking can be located to the rear of the property.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 940  
Leasehold Annual Ground Rent Amount  
£12.00

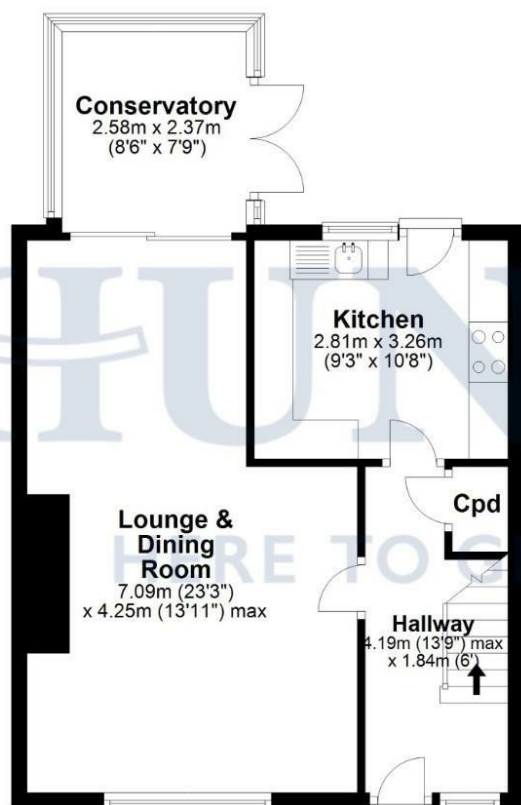
Council Tax Banding; ROCHDALE  
COUNCIL BAND B



# Floorplan

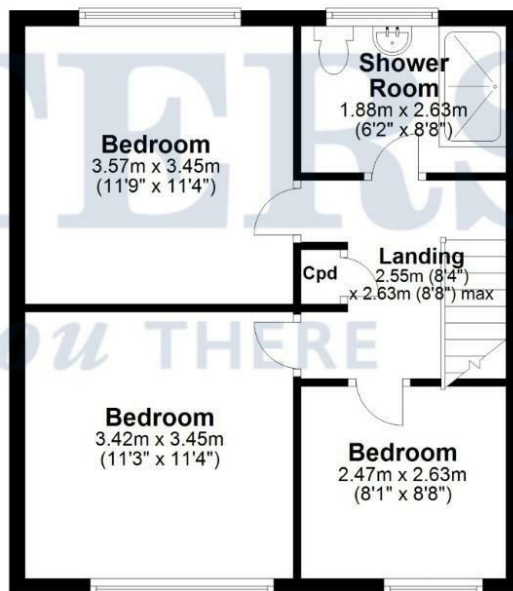
## Ground Floor

Approx. 50.2 sq. metres (540.3 sq. feet)



## First Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



Total area: approx. 94.0 sq. metres (1012.2 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.

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



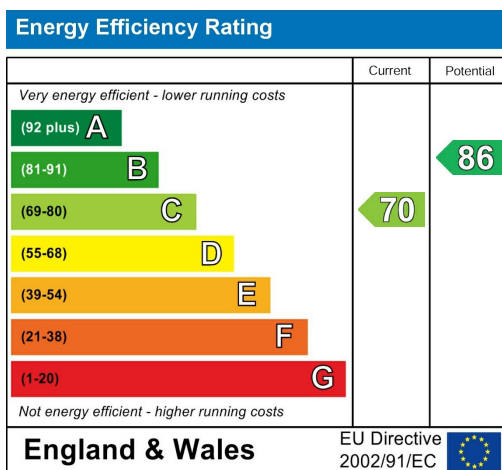








## Energy Efficiency Graph



## 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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