

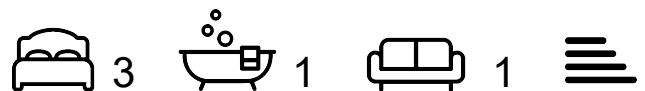


Bridge Bank Road

Smithy Bridge, Lancashire, OL15 8QU

£245,000

- THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS LOUNGE DINER
- WALKING DISTANCE TO HOLLINGWORTH LAKE AND MAIN LINE TRAIN STATION
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND C



- LARGE CONSERVATORY
- SITUATED IN THE HEART OF SMITHY BRIDGE
- GARDENS AND DRIVEWAY PARKING
- EPC RATING TBC
- LEASEHOLD

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Hunters Estate Agents are delighted to offer to the market this well-presented three-bedroom semi-detached property, ideally situated in the heart of Smithy Bridge. The property enjoys a highly convenient location within walking distance of Smithy Bridge Primary School, the picturesque Hollingworth Lake and Smithy Bridge train station, which provides direct rail links to Manchester and Leeds city centres.

Internally, the property offers well-proportioned accommodation comprising a welcoming entrance hallway, spacious lounge/diner, kitchen and conservatory to the ground floor. To the first floor, there are three bedrooms, two of which are doubles, together with a family bathroom.

Externally, the property benefits from gardens to both the front and rear, along with a private driveway to the side, providing convenient off-road parking.

Offered for sale with no onward chain, this property would make an ideal home for first-time buyers, couples or families alike. Internal viewings are highly recommended to fully appreciate the accommodation and convenient location on offer.

Hallway

11'7" x 6'1" (3.52m x 1.86m)

The hallway welcomes you with its bright and airy atmosphere, with access leading to the lounge, kitchen and stairs leading to the first floor.

Lounge & Dining Area

23'9" x 11'2" (7.25m x 3.40m)

The spacious open-plan lounge and dining area is flooded with natural light from a bay window to the front, creating a bright and welcoming living space. Generously proportioned to accommodate a range of lounge and dining furniture, the room further benefits from double French doors opening into the conservatory, creating a seamless flow between the living spaces and an ideal setting for both everyday family life and entertaining.

Kitchen

10'9" x 9'7" (3.29m x 2.91m)

The kitchen is fitted with a range of wall and base units, complemented by tiled splashbacks and a window above the sink, allowing natural light to fill the space. There is ample room for a range of appliances, including a fridge freezer, dishwasher and washing machine. A convenient side door provides direct access to the rear garden.

Conservatory

12'1" x 16' (3.67m x 4.88m)

The conservatory is a bright and airy extension flooded with natural light through its extensive glazing and pitched glass roof. French doors open to the garden, creating a seamless connection between indoor and outdoor living.

Landing

6'8" x 8'2" (2.02m x 2.48m)

Providing access to the three bedrooms and the bathroom.

Bedroom 1

12'11" x 9'10" (3.93m x 3.00m)

The main bedroom is a generously proportioned double room, offering ample space for a range of bedroom furniture. A large window allows plenty of natural light to flood the room, creating a bright and

inviting space.

Bedroom 2

10'6" x 9'2" (3.21m x 2.79m)

A further double bedroom which is a well-proportioned room. A large window provides plenty of natural light and views over the garden and beyond.

Bedroom 3

9'4" x 7'6" (2.85m x 2.28m)

The smallest of the three bedrooms with a window that fills the space with daylight. A versatile room, suitable for a single bedroom, study, or nursery.

Bathroom

7'10" x 8'2" (2.39m x 2.48m)

The bathroom is fitted with modern white suite comprising a bath with shower, a vanity unit with wash basin, and a low level WC. Light beige wall tiles combine with darker floor tiles to create a warm and contemporary feel, while a frosted window allows in natural light while maintaining privacy.

Rear Garden

The rear garden provides a well-maintained and private outdoor space, ideal for relaxing and entertaining. A paved patio area offers the perfect setting for outdoor dining, complemented by raised planting beds adding greenery and colour. A neatly maintained artificial lawn provides a low-maintenance finish, with fenced boundaries offering a good degree of privacy.

Driveway Parking

A private driveway can be located to the side of the property.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 943

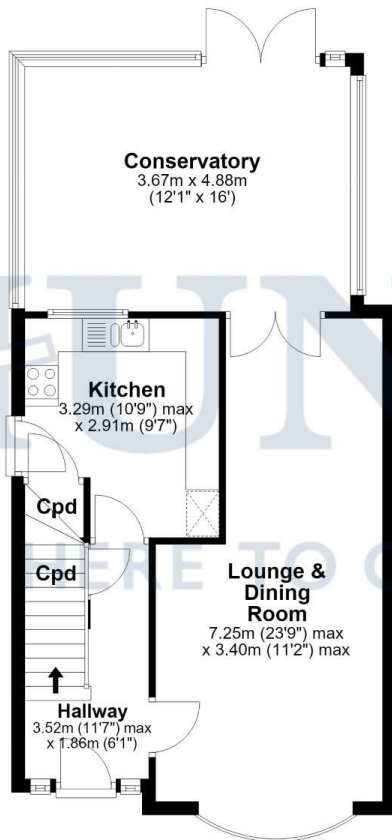
Leasehold Annual Ground Rent Amount £15

Council Tax Banding; ROCHDALE COUNCIL
BAND C

Floorplan

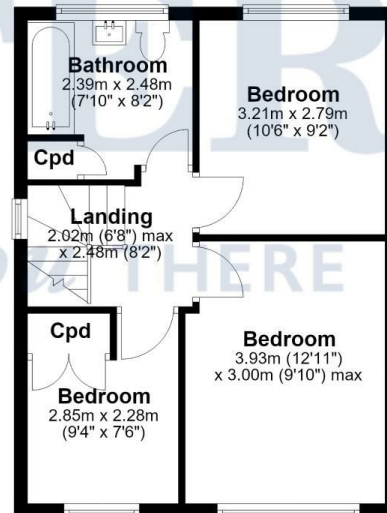
Ground Floor

Approx. 57.0 sq. metres (613.0 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



Total area: approx. 95.9 sq. metres (1031.8 sq. feet)

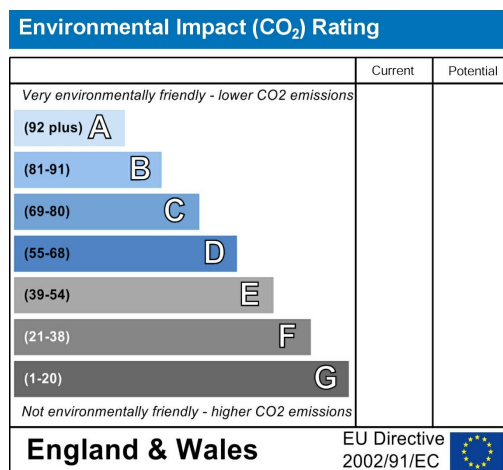
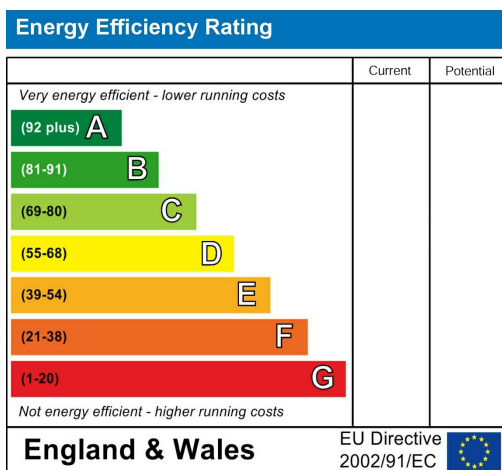
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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