



## Willow Rise

Smithy Bridge, Littleborough, OL15 0NB

£275,000



- TRUE STYLE BUNGALOW
- CLOSE TO HOLLINGWORTH LAKE
- GARDENS TO ALL THREE SIDES
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND C

- DESIRABLE CUL-DE-SAC
- THREE BEDROOMS
- DRIVEWAY FOR OFF ROAD PARKING
- LEASEHOLD
- EPC RATING D

# Willow Rise

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£275,000



Hunters Estate Agents are delighted to be able to offer to the market this detached bungalow, situated within a short walk of Hollingworth Lake and beautiful open countryside, while well placed for superb local amenities and walking distance to the main line train station, giving access into Leeds and Manchester. Occupying a corner plot at the head of this desirable cul-de-sac and briefly comprises of a entrance porch, lounge diner, kitchen, three bedrooms and a shower room. The garage has been converted into a useful utility/store room and offers potential to convert further into more living accommodation. Gas centrally heated and double glazed throughout. The gardens have been well landscaped to the front, sides and rear and the driveway provides off road parking. A viewing is highly recommended to fully appreciate this wonderful bungalow and its fantastic location.

#### Entrance Porch

5'9" x 5'3" (1.76 x 1.61)

Useful space to be able to hang coats and store shoes before entering the main living accommodation.

#### Lounge Diner

21'7" x 15'7" (6.58 x 4.77)

A light and airy room with a large window to the front aspect with an open, far reaching view. Plenty of space for furniture with internal doors to the kitchen and the inner hallway.

#### Kitchen

10'6" x 9'3" (3.22 x 2.83)

A range of base and wall units with a built-in oven and electric hob with an extractor hood over, integrated fridge freezer and dishwasher. A window and external door look out to the rear garden.

#### Utility/Garage

16'7" x 10'2" (5.06 x 3.12)

The garage has been converted to create a utility room and store room. Access is gained via a door to the rear next to the kitchen's external door. Plumbing for a washing machine.

#### Inner Hallway

Loft access which is fully insulated with a light.

#### Bedroom 1

14'5" x 8'7" (4.40 x 2.64)

Double bedroom with fitted wardrobes

and drawer units with a window to the side aspect.

#### Bedroom 2

12'6" x 9'3" (3.83 x 2.83)

Double bedroom with fitted wardrobes and a window over looking the garden.

#### Bedroom 3

9'3" x 6'7" (2.83 x 2.02)

Single bedroom, currently being used as a home office, with a window overlooking the garden.

#### Shower Room

8'7" x 5'10" (2.64 x 1.78)

Three piece suite comprising of a low level WC, built-in wash hand basin and walk-in shower. Heated towel rail and tiled walls. A window to the side aspect.

#### Gardens & Parking

The gardens have been well landscaped to the front, sides and rear and the driveway provides off road parking.

#### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 934

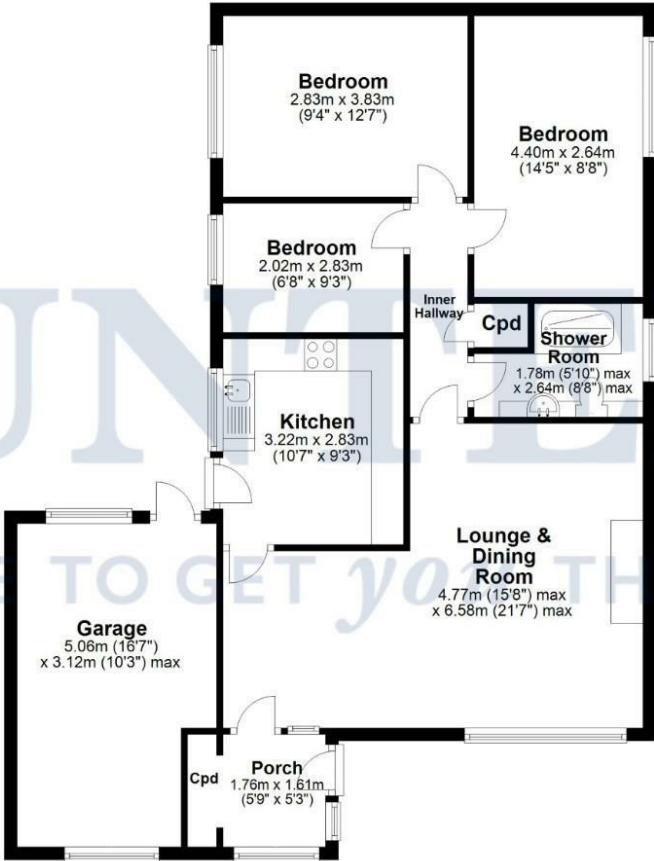
Leasehold Annual Ground Rent Amount £15.75

Council Tax Banding; ROCHDALE COUNCIL BAND C



Floorplan

Ground Floor  
Approx. 92.6 sq. metres (997.2 sq. feet)



Total area: approx. 92.6 sq. metres (997.2 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.



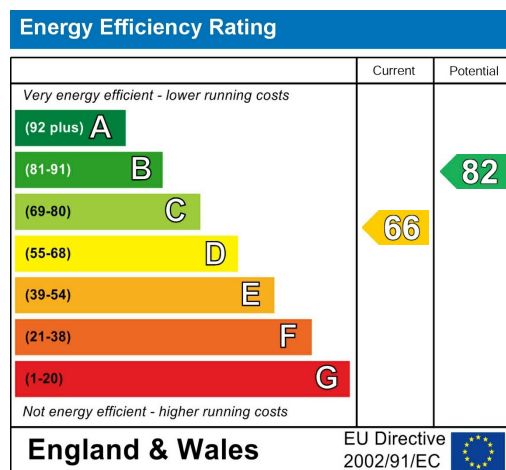








## Energy Efficiency Graph



## 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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