

HUNTERS®

HERE TO GET *you* THERE



Garden Way

Smithy Bridge, Littleborough, OL15 0ED

Offers In Excess Of £280,000



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Entrance Hall

With a door leading to the lounge and stairs leading to the first floor.

Lounge

13'11" x 13'11" (4.26 x 4.25)

A spacious lounge with a gas feature fireplace with surround, understairs storage cupboard and archway leading to the dining room.

Dining Room

10'5" x 8'6" (3.18 x 2.60)

With space for a large dining table, archway to the kitchen and sliding doors leading to the conservatory.

Conservatory

9'5" x 9'5" (2.89 x 2.89)

A lovely light-filled addition to the property. Somewhere to sit, admire the beautiful garden and relax.

Kitchen

11'5" x 8'4" (3.48 x 2.56)

Fitted with a range of wall and base units, stainless steel sink, electric oven and gas hob with over the head extractor. Access leading to the utility.

Utility Room

14'11" x 6'5" (4.56 x 1.96)

Fitted with a range of wall and base units, plumbing for a washing machine and access to both the front and rear of the property.

Cloakroom/WC

A downstairs WC fitted with a low level wc and wash hand basin. The recently fitted combi boiler can also be located in this space.

Landing

8'11" x 6'5" (2.73 x 1.96)

With access to all first floor rooms and loft access.

Bedroom 1

12'9" x 10'5" (3.91 x 3.20)

A spacious double bedroom located to the front of the property, enjoying views of the surrounding countryside.

Bedroom 2

11'6" x 10'5" (3.52 x 3.20)

A further double bedroom located to the rear of the property enjoying views of the garden.

Bedroom 3

14'11" x 6'5" (4.56 x 1.96)

Currently used as an office, however an ideal bedroom with window to the front and rear of the property.

Bedroom 4

8'11" x 6'5" (2.73 x 1.96)

The smallest of the four bedrooms, with a built in fitted wardrobe.

Bathroom

7'8" x 6'0" (2.35 x 1.85)

Fitted with a panelled bath with over the head shower, low level WC, wash hand basin and radiator. Frosted double glazed window to the rear.

Gardens

To the front offers a well maintained garden with central planting bed. The rear boasts a large garden with raised planting beds, wooden shed, glass greenhouse, a lawn and a sunken patio, ideal for

those wanting to sit and relax. At the very top of the rear garden there is also a secure gate allowing access to the lane at the rear which enables the owner to be able to walk to the nearby canal in a matter of minutes.

Parking

To the front offers a private driveway.

Material Information - Littleborough

Tenure Type; FREEHOLD

Leasehold Years remaining on lease; N/A

Leasehold Annual Service Charge Amount £ N/A

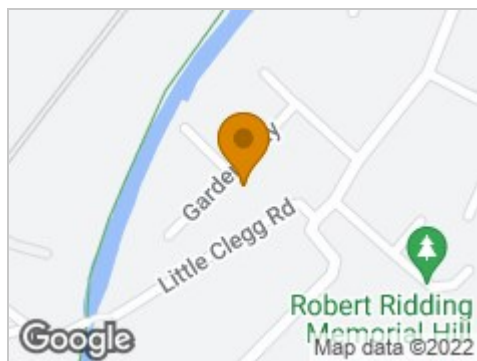
Leasehold Ground Rent Amount, Uplift %, Rent Review Period; N/A

Council Tax Banding; ROCHDALE COUNCIL BAND C

Located in a highly desirable area within walking distance of Smithy Bridge primary school, train station and Hollingworth Lake, offers this extended semi detached property. A fantastic family home comprising of two reception rooms, kitchen, conservatory, utility room and downstairs WC to the ground floor. The first floor boasts four bedrooms and the house family bathroom suite. Externally, this property offers a well maintained garden to the front with a private driveway, and a large enclosed garden to the rear. This property is offered with no onward chain and viewings are highly recommended.



Road Map



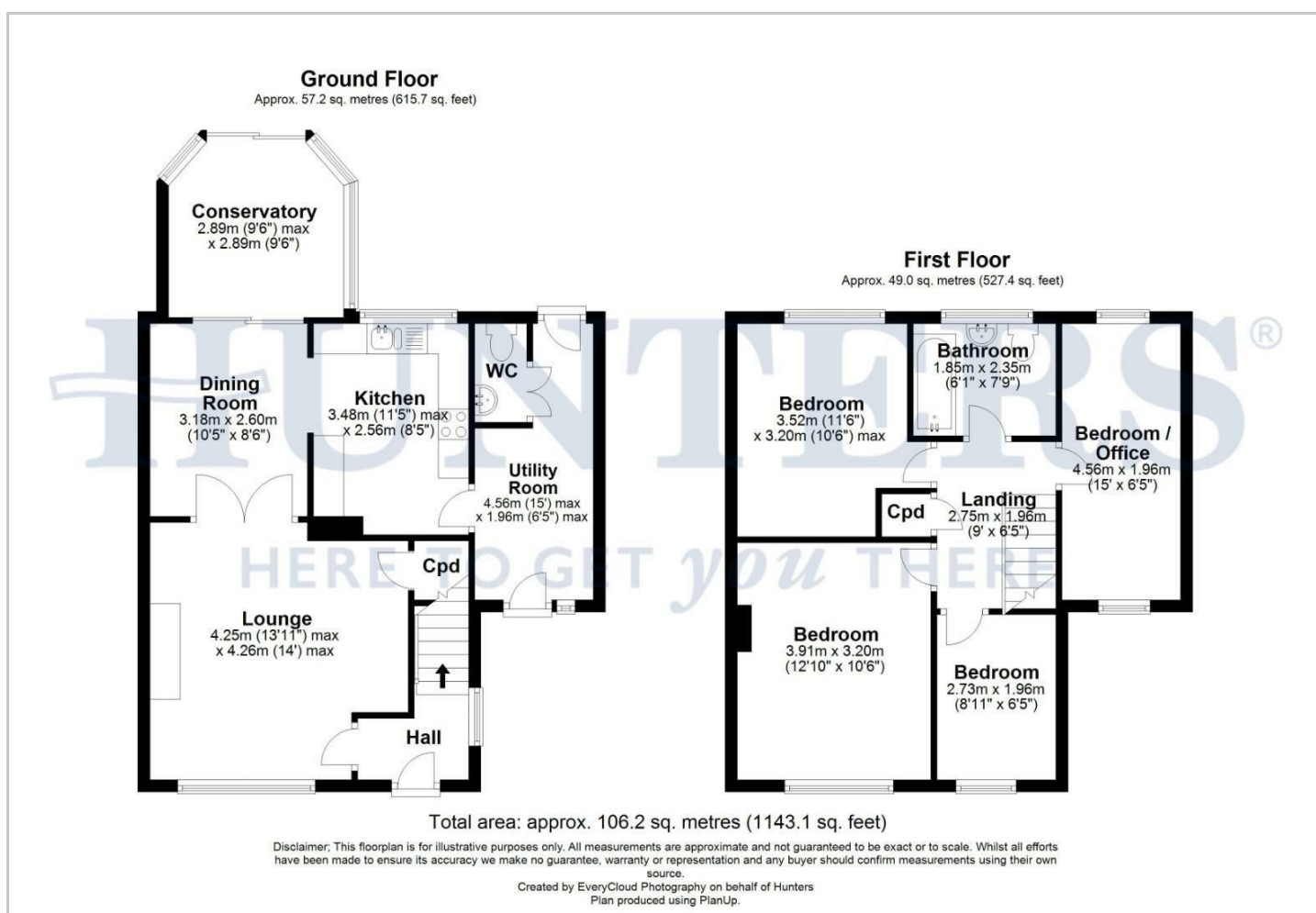
Hybrid Map



Terrain Map



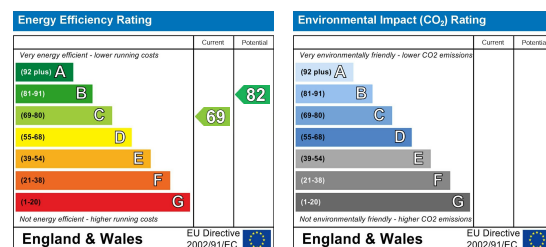
Floor Plan



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.

Energy Efficiency Graph



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.