



Chichester Close

Smithy Bridge, Littleborough, OL15 8QL

£200,000

- THREE BEDROOM SEMI DETACHED
- LOUNGE AND KITCHEN DINER
- GENEROUS SIZE REAR GARDEN
- SOLD WITH NO CHAIN
- EPC RATING C

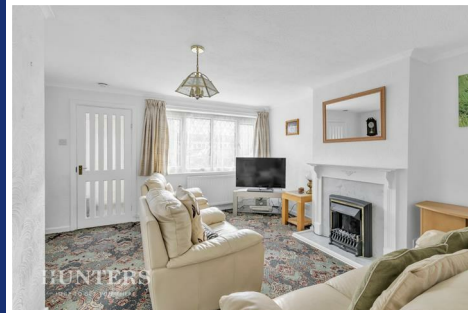


- POPULAR LOCATION CLOSE TO SMITHY BRIDGE TRAIN STATION & PRIMARY SCHOOL
- SHOWER ROOM
- PRIVATE DRIVEWAY
- COUNCIL TAX BAND B
- FREEHOLD

Chichester Close

Smithy Bridge, Littleborough, OL15 8QL

£200,000



Situated on a quiet cul-de-sac within walking distance of Smithy Bridge train station and the local primary school, offers this three bedroom semi-detached property. Having been lovingly owned by one owner since it was built in 1970, this property comprises of a welcoming porch, lounge and dining kitchen. The first floor boasts three bedrooms, two of which are double and a shower room. Externally, this property benefits from generous sized gardens to both front and rear and a driveway which provides off road parking to the front and side of the house. Viewings are highly recommended to appreciate this fantastic property on offer and is to be sold with no onward chain.

ENTRANCE PORCH

A useful porch before entering the main living accommodation, a door leads to the lounge.

LOUNGE

14'0" x 14'11" max (4.29 x 4.56 max)

A bright and airy lounge with a fitted fire surround. A window looks out to the front aspect and stairs accessing the first floor.

DINING KITCHEN

kitchen 10'6" x 6'9" dining room 10'6" max x 7'10"

(kitchen 3.21 x 2.07 dining room 3.21 max x 2.39)

The dining area offers plenty of space for a family dining table with a useful storage cupboard and a door to the rear garden. An archway separates the dining and kitchen which has a range of base and eye level units and space for appliances, with a window that overlooks the rear garden.

LANDING

Doors to all upstairs accommodation with loft access which is fully boarded with a ladder and a light and a window to the side aspect.

BEDROOM 1

15'3" x 8'5" (4.67 x 2.59)

Double bedroom with a window to the front aspect.

BEDROOM 2

9'3" x 8'5" (2.83 x 2.59)

Second double bedroom with a lovely outlook over the rear garden.

BEDROOM 3

10'4" x 6'1" (3.16 x 1.87)

Single bedroom with a built in cupboard and a window to the front aspect.

SHOWER ROOM

6'4" x 6'1" (1.94 x 1.87)

Three piece suite with a WC, pedestal wash

hand basin and shower cubicle with an electric shower. A window to the rear aspect.

GARDENS AND DRIVEWAY

Externally, this property benefits from generous size gardens to both front and to the rear, which have been well landscaped and boast an array of well established plants, trees and shrubs along with a good size shed and greenhouse. The driveway provides off road parking to the front and side of the house.

Material Information - Littleborough

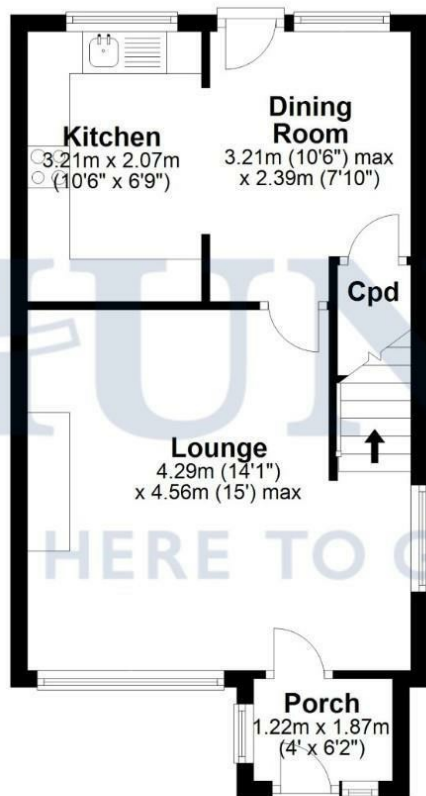
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

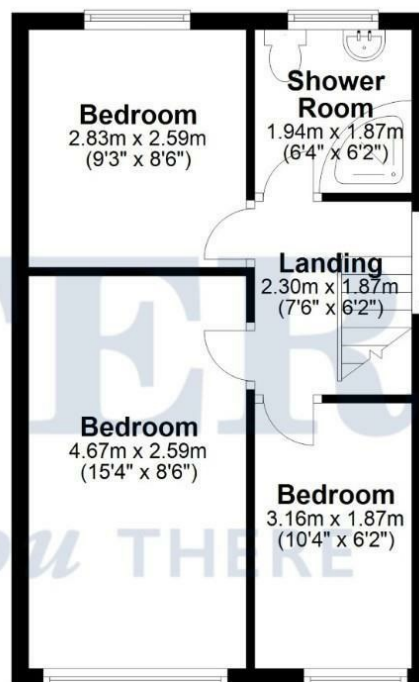
Ground Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



Total area: approx. 71.7 sq. metres (771.8 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.

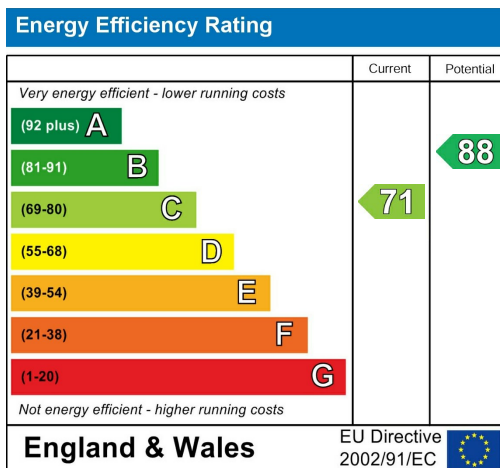
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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.

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

