

HUNTERS[®]

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Brown Lodge Street

Smithy Bridge, Littleborough, OL15 0EP

Offers In The Region Of £174,500



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Lounge

15'1" x 15'11" (4.59 x 4.84)

A spacious lounge located to the front of the property with a gas feature fireplace.

Kitchen

8'4" x 13'8" (2.54 x 4.16)

A modern kitchen, fitted with a range of wall and base units, stainless steel sink, electric oven, gas hob with over the head extractor fan, wine cooler and plumbing for a washing machine. Access to the cellar can be located in the kitchen.

Rear Porch

With plumbing for a toilet to create a downstairs WC, however currently where the tumble dryer is stored.

Landing

4'6" x 6'0" (1.36 x 1.82)

With access to all first floor rooms.

Bedroom 1

13'5" x 15'6" (4.08 x 4.72)

A large double bedroom located to the front of the property with built in fitted wardrobes and window to the front elevation.

Bedroom 2

9'8" x 10'0" (2.94 x 3.05)

A further double bedroom located to the rear of the property with a built in wardrobe.

Bathroom

5'2" x 6'8" (1.58 x 2.02)

A modern bathroom suite, fitted with a panelled bath, wash hand basin, low level WC and a heated towel rail.

Garden

A private and enclosed garden located to the rear of the property, with a lawn garden and a paved raised seating area, ideal for those wanting to sit out.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 829

Leasehold Annual Service Charge Amount £ N/A

Leasehold Ground Rent Amount, Uplift %, Rent Review Period; £1.50, N/A, N/A

Council Tax Banding; ROCHDALE COUNCIL BAND A

Situated within close proximity of Hollingworth Lake, Smithy Bridge Primary School and Smithy Bridge train station, providing direct access to both Manchester and Leeds city centres, offers this two bedroom, stone built semi-detached property. Offering spacious accommodation throughout, this property boasts a large lounge to the front, a modern kitchen and rear porch to the ground floor. The first floor offers two double bedrooms, both with fitted wardrobes and a modern fitted bathroom suite. To the rear offers an enclosed lawn garden with a paved patio area. Viewings are highly recommended to appreciate this fantastic property on offer.



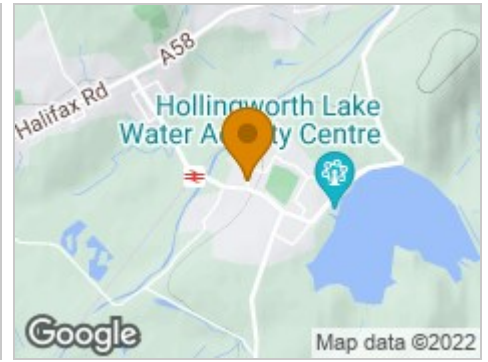
Road Map



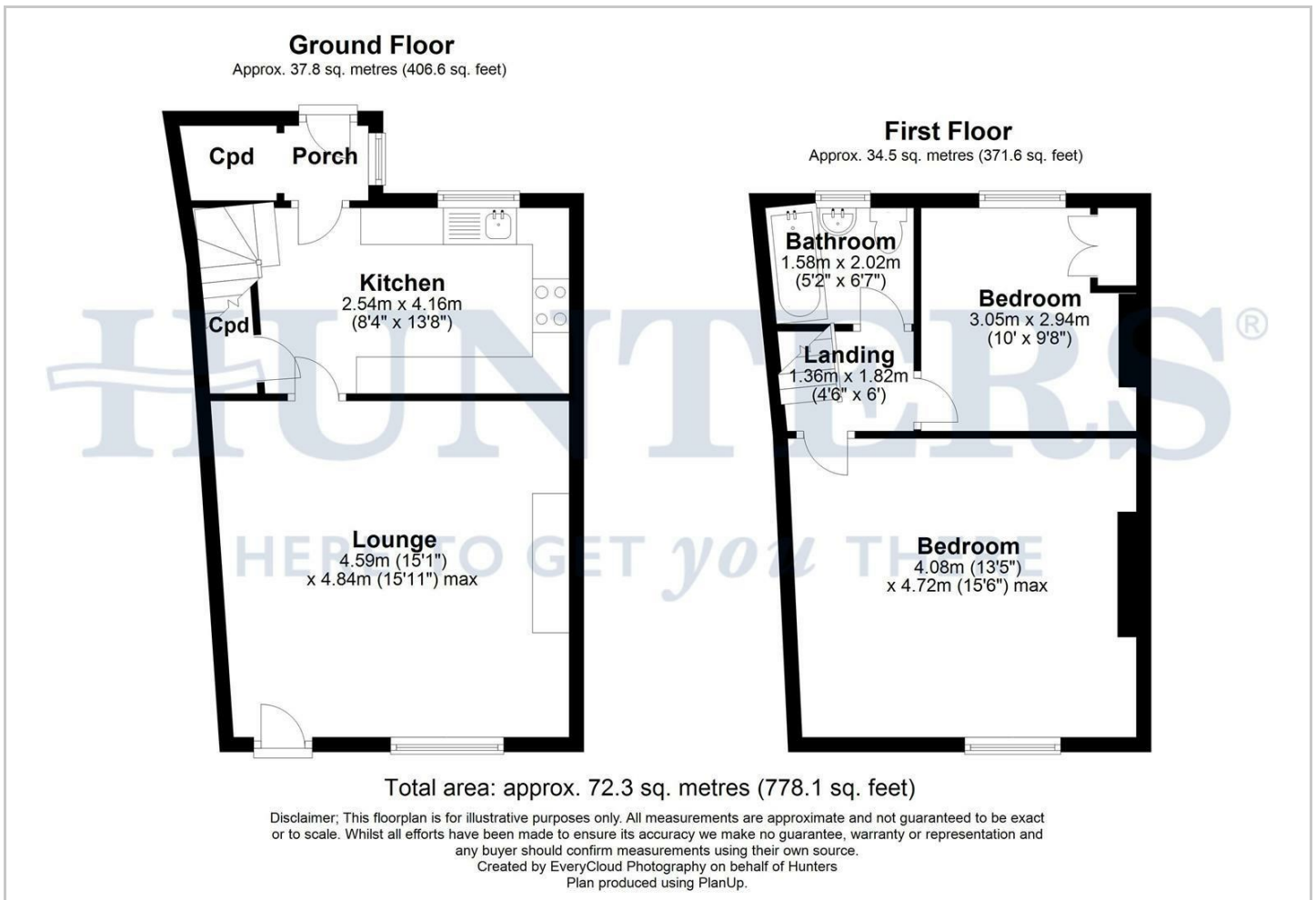
Hybrid Map



Terrain Map



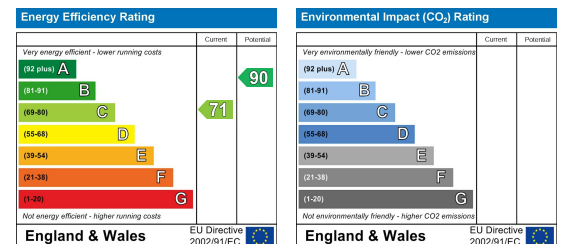
Floor Plan



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.