

# HUNTERS®

HERE TO GET *you* THERE



## Brown Lodge Street

Smithy Bridge, Littleborough, OL15 0EP

£164,950



- IMMACULATELY PRESENTED TWO BEDROOMED TERRACED HOUSE
- OFF ROAD PARKING (RENTED SPACE)
- SUPERB LOCATION FOR SCHOOLS, TRAIN STATION, AND HOLLINGWORTH LAKE
- COUNCIL TAX BAND A
- EPC RATING D
- TWO RECEPTION ROOMS
- GARDEN
- VIEWING HIGHLY RECOMMENDED
- LEASEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are delighted to be able to offer to the market this beautifully presented extended end terraced house, which is situated in this popular and sought after location close to the excellent Smithy Bridge primary school, railway station, M62 motorway access, and on the doorstep of the wonderful attraction of Hollingworth Lake Country Park. With two reception rooms, kitchen, cellar, two bedrooms and a bathroom, the property offers spacious accommodation and is considered ideal for buyers who want a property that is ready to move into and enjoy. The added benefit externally of off road parking (rented) and an enclosed garden makes this a very sought after property, call now to arrange a viewing.

### Entrance Vestibule

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

### Lounge

14'4" x 13'10" (4.37 x 4.23)

Lovely light and bright room which is well presented and has an electric fire creating a nice focal point to the room. A window to the front aspect.

### Dining Room

11'4" x 8'9" (3.46 x 2.68)

Separate dining room with a window to the side aspect, storage cupboard under stairs with a door access to the cellar.

### Cellar

The same footprint as the dining room, accessed via the cupboard under the stairs.

### Kitchen

12'3" x 7'10" (3.74 x 2.41)

A range of fitted base and wall units incorporating built in oven and gas hob with an extractor hood over. Space for a fridge, freezer and plumbing for a washing machine. Stainless steel sink unit and complementary tiling. A window and door leads out to the rear yard.

### Landing

7'8" x 6'1" (2.35 x 1.86)

Storage cupboards and loft access

which has a pull down ladder and is boarded making it ideal for storage.

### Bedroom 1

13'10" x 10'4" (4.23 x 3.15)

Spacious, high ceilinged double bedroom at the front of the property with a range of fitted bedroom furniture.

### Bedroom 2

10'4" x 7'5" (3.17 x 2.27)

Single bedroom with a rear aspect window, and built in storage.

### Bathroom

6'1" x 4'11" (1.86 x 1.50)

Three piece suite comprising of a panelled bath with shower over, pedestal basin and a low suite WC. Heated towel radiator and a window to the rear aspect.

### External

Enclosed rear yard, with the added benefit of off road parking to the side of the property which is rented for £25.00 per annum.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 849

Leasehold Annual Ground Rent Amount £2.10s.0d

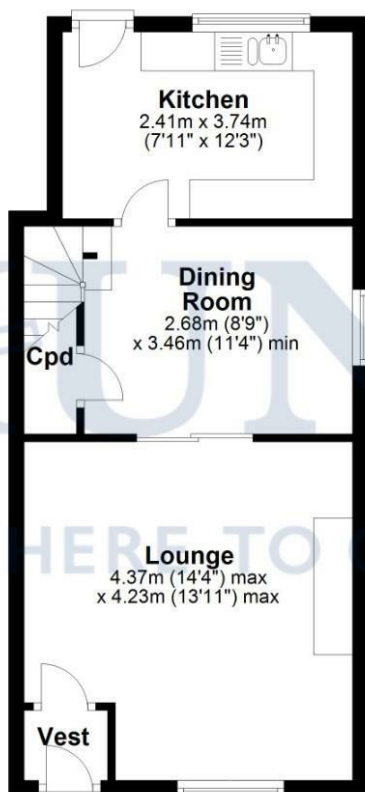
Council Tax Banding; ROCHDALE COUNCIL BAND A



## Floorplan

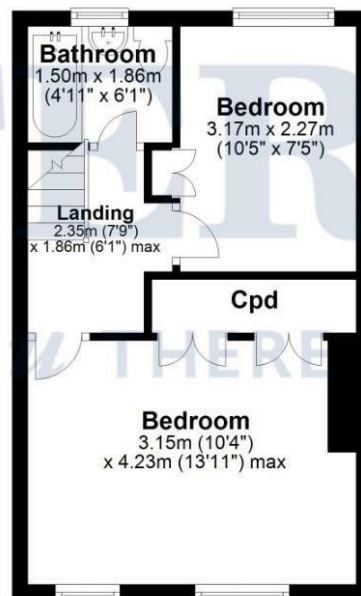
### Ground Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



### First Floor

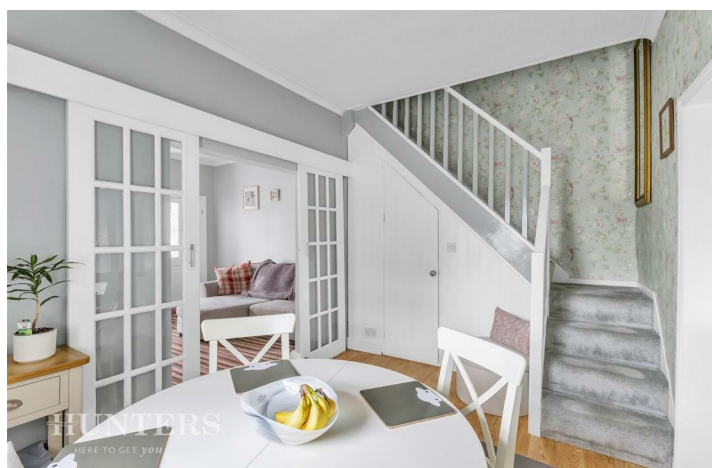
Approx. 30.5 sq. metres (328.2 sq. feet)



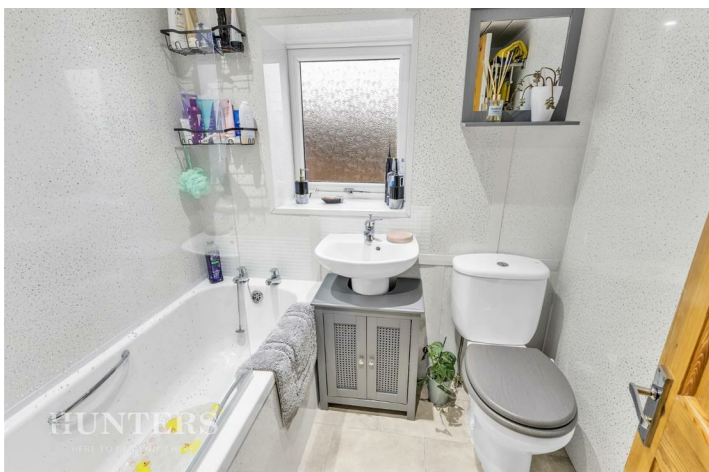
Total area: approx. 70.1 sq. metres (754.9 sq. feet)

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  
Plan produced using PlanUp.



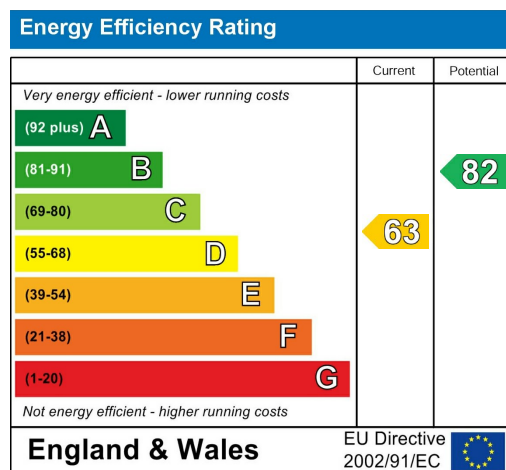








## Energy Efficiency Graph



## 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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