



**Wordsworth Crescent
Smithy Bridge, Littleborough OL15 0RB
Offers invited in excess of £425,000**

ADAMSONS BARTON KENDAL are delighted to bring to the market this immaculately presented detached property, located in a popular and sought after position, close to a vast array of local amenities including schools, Hollingworth Lake Country Park and Smithy Bridge train station which provides direct access to both Manchester and Leeds city centres. The deceptively spacious detached property is situated on a generous corner plot. The lower ground floor comprises a spacious lounge with French doors leading out into the garden, a dining room, a modern fitted kitchen with a range of integrated appliances, an orangery with access to the garden and a utility room (currently used as a store room) but provides potential for a multitude of uses. The ground floor offers a spacious landing / entrance hall with access to four double bedrooms, one with en-suite shower room and a family bathroom. Externally this property boasts gardens to both the front and rear, a double garage with full power and an additional driveway.

This property is offered with no onward chain and viewing is highly recommend to appreciate this spacious family home

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Lower Ground Floor

LOUNGE 5.13m (16' 10") x 4.46m (14' 8")

A spacious lounge with French doors leading out into the garden, access to the dining room, kitchen and stairs leading to the ground floor, radiator and decorative light fitting.

KITCHEN 4.92m (16' 2") x 2.94m (9' 8")

A recently upgraded fully fitted kitchen, partly tiled with integrated fridge freezer, dishwasher, a double fan oven and a five ring gas hob with extractor fan - double glazed window overlooking the rear of the property.



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ORANGERY 4.05m (13' 3") x 3.59m (11' 9")

A spacious and light orangery, a fantastic second reception room with decorative light fittings, radiator and glass door leading to the garden.

DINING ROOM 4.46m (14' 8") x 2.94m (9' 8")

With double glazed window, decorative light fitting and radiator.

STORE ROOM / UTILITY 5.14m (16' 10") x 2.72m (8' 11")

Currently used as a store room / utility room housing the washing machine, dryer and house boiler with the potential to be converted into a range of different uses. Double glazed window.





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Ground Floor

HALLWAY / LANDING 5.33m (17' 6") x 2.01m (6' 7")

Fitted storage cupboard.

BEDROOM ONE 4.16m (13' 8") x 3.45m (11' 4")

A double bedroom, located to the rear of the property with fitted wardrobes

BEDROOM TWO 3.13m (10' 3") x 2.73m (8' 11")

A double bedroom, situated to the front of the property

EN SUITE SHOWER ROOM 1.90m (6' 3") x 1.80m (5' 11")

Shower cubicle, low level wc, wash hand basin

BEDROOM THREE 3.45m (11' 4") x 3.18m (10' 5")

A double bedroom, located to the front of the property with built in storage cupboard

BEDROOM FOUR – 2.4m (7'11") x 3.18m (10'5")

A further double bedroom, situated at the rear of the property

BATHROOM 2.62m (8' 7") x 2.18m (7' 2")

A three piece suite comprising a corner bath, low level WC and wash hand basin



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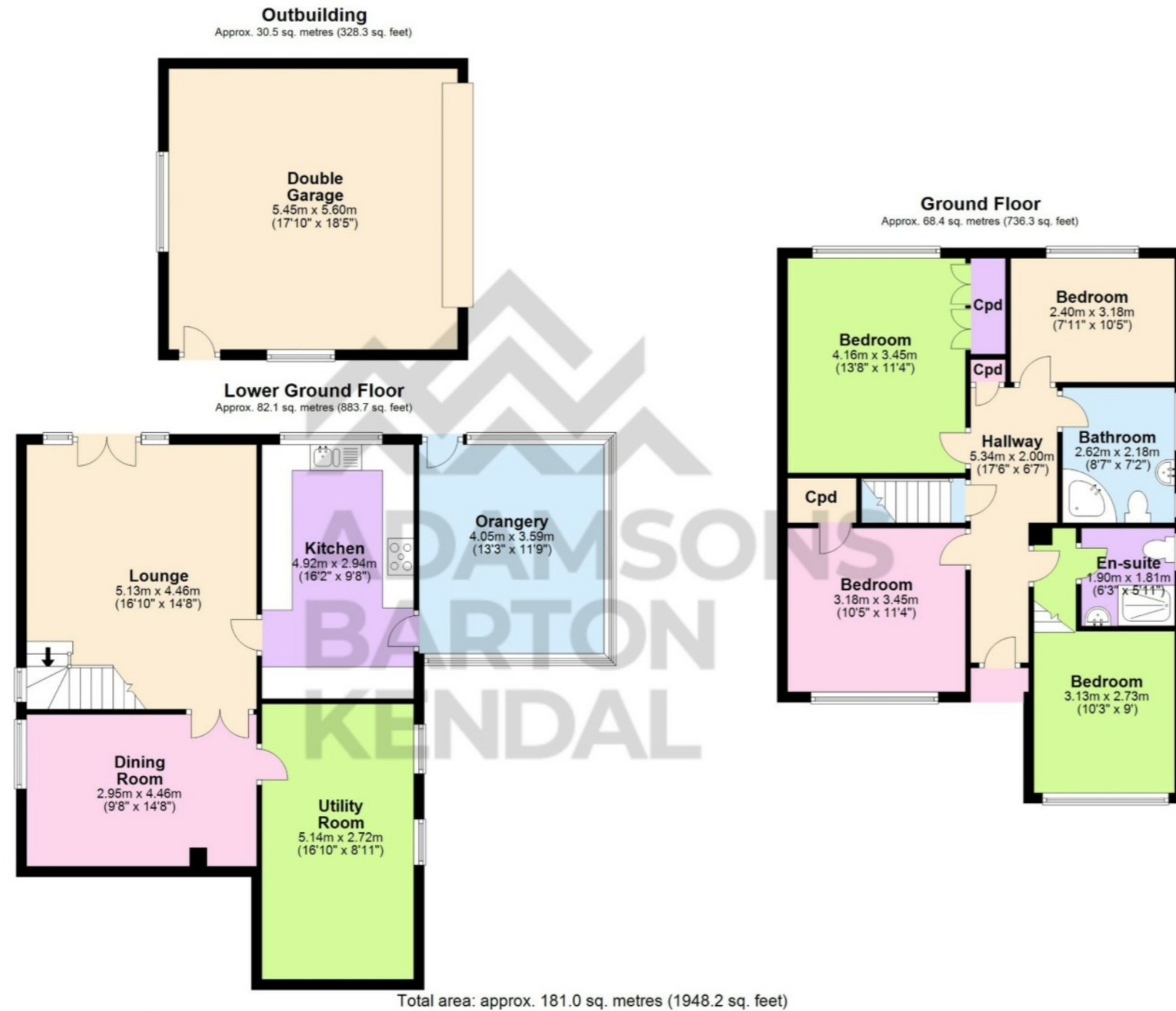
Externally

The property boasts landscaped gardens to the front with well stocked borders and lawn. To the rear, there is a low maintenance garden with artificial grass and patio area. A double garage with electric up-and-over door provides excellent storage options.



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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Performance - C73

Council Tax Band E

Tenure - TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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