

**3 Derwent Drive
Smithybridge
OL15 0BT**



Occupying a large and prominent corner plot this delightful Detached house offers a superb opportunity for a young and growing family looking to acquire a sizable family home. The property offers 2 reception rooms along with a breakfast kitchen and conservatory. There are 4 excellent sized bedrooms all with large windows offering superb commanding views over the local area. With a driveway and detached double garage, there are also beautifully presented and low maintenance south facing gardens surrounding the property. Situated on a most sought after development close to Hollingworth Lake Country Park, within the catchment of excellent local schools and ideal for train and motorway transport links.

Porch: upvc double glazed windows, tiled floor.

Hallway: with staircase leading to the first floor.

W.C/Cloaks cupboard; with w.c, wash hand basin and substantial under stairs storage.

Lounge/dining area: with fitted living flame gas fire and surround.



£295,000

House - detached

Sitting Room/Study (could also potentially be used as a 5th bedroom); situated to the front of the house.

Breakfast Kitchen: with a 1.5 bowl single drainer sink unit, a comprehensive range of fitted wall and base units, plumbing for dishwasher and washing machine, part tiled walls, part laminate/carpet floor covering.

Conservatory: off the kitchen with tiled floor and French doors leading to the rear patio area.

First Floor Landing: with storage cupboard.

Bedroom One: Double, situated to the front with fitted robes and overhead storage.

Bedroom Two: Double, situated to the front.

Bedroom Three: Double, situated to the rear.

Bathroom: 3 piece suite with wash hand basin and w.c built into fitted vanity unit, separate corner shower, fully tiled walls.

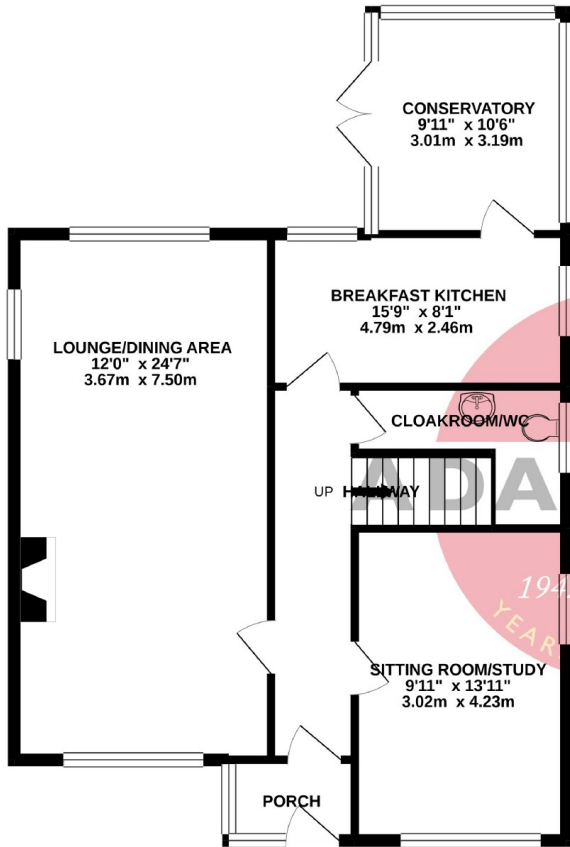
Bedroom Four: Single, situated to the rear.

Outside: The property occupies a large corner plot with gardens to the front, side and rear. There is a paved patio and south facing sun terrace to the rear. To the rear of the property is a driveway providing off road car parking leading to a detached double garage which has power and a remote controlled crocodile door. The garage can also be accessed from the rear garden.

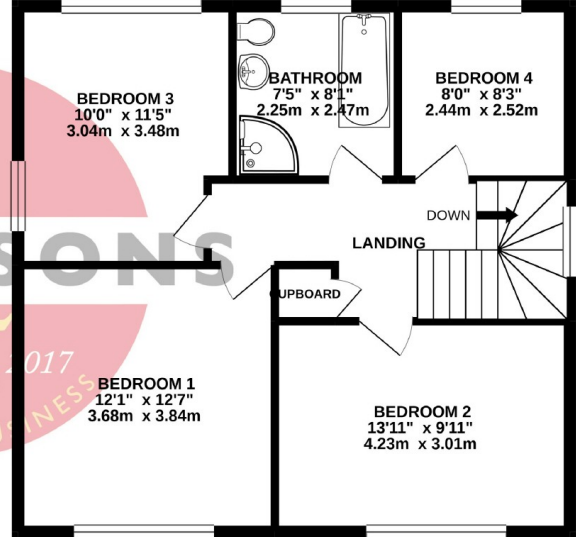
Services: All mains services connected. Gas fired central heating. Double glazed windows and doors. Built: late 1970's. Tenure: Leasehold for the remainder of a 999 year lease at a ground rent of £25.00 per annum. Council Tax: Band 'E'. EPC Rating TBC



GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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109 Yorkshire Street Rochdale OL16 1YJ

T: 01706 522424

E: sales@adamsons-estates.co.uk

