

## Rose Avenue, Smithy Bridge, OL15 8QJ

THREE BEDROOM SEMI DETACHED | POPULAR LOCATION | WALKING DISTANCE TO TRAIN STATION | CLOSE TO HOLLINGWORTH LAKE

GARDENS, DRIVE AND GARAGE | GAS CENTRAL HEATING | FULLY DOUBLE GLAZED | NO ONWARD CHAIN

**Asking Price: £190,000**

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HERE TO GET *you* THERE



## Rose Avenue, Smithy Bridge, OL15 8QJ

In a fantastic location, within walking distance of the local sought after primary school, Smithy Bridge train station and also the beautiful Hollingworth Lake. This property offers light and airy accommodation with the added benefit of gardens to both front and rear, a driveway and garage. Ideally suited to those with a young family or buyers who are seeking to downsize. Briefly comprising of a spacious lounge with new solid wood double doors leading to the dining room. The kitchen is separate and in need of a little modernisation but offers plenty of wall and base level units with an external door to the rear garden. The first floor offers three bedrooms and a shower room, with gas central heating and double glazing throughout. The gardens are well maintained and offer a great space to sit, relax and enjoy the sunshine. This property is sold with no onward chain and we are expecting a high level of interest, so call now to arrange your viewing.

### GROUND FLOOR

#### ENTRANCE HALL

Entering via the recently added UPVC double glazed door the hallway provides an area to hang coats and shoes with stairs leading to the first floor. A new solid wood internal door leads to the lounge.

#### LOUNGE

*4.19m (13' 9") x 3.87m (12' 8")*

A light and airy space with a large window to the front aspect, fitted blinds and curtains, gas fireplace and a storage cupboard beneath the stairs. The glass panelled solid wood double doors open into the dining room.



#### DINING ROOM

*3.18m (10' 5") x 2.56m (8' 5")*

Plenty of space for a dining table, with the potential to knock through into the kitchen (building regulations required). A window looks out over the rear garden.



#### KITCHEN

*3.18m (10' 5") x 2.30m (7' 7")*

A range of base and wall units with a sink and drainer, integrated dishwasher, space for a cooker and further space and plumbing for white goods. A window to both side and rear with an external door to the garden fills this room with plenty of light.



### FIRST FLOOR

#### LANDING

*2.39m (7' 10") x 1.92m (6' 4")*

Side window and loft access with a pulldown ladder and part boarded for storage.



### **BEDROOM 1**

4.55m (14' 11") x 2.73m (8' 11")

Double bedroom with a range of fitted wardrobe units and drawers, a window to front aspect.



### **BEDROOM 2**

2.95m (9' 8") x 2.82m (9' 3")

Rear aspect double bedroom with a built in cupboard.



### **BEDROOM 3**

2.94m (9' 8") x 2.21m (7' 3")

A single bedroom to the front aspect with a large built-in cupboard.



### **SHOWER ROOM**

1.94m (6' 4") x 1.92m (6' 4")

A white three-piece suite which briefly comprises of a low-level WC, pedestal wash hand basin, shower cubicle with an electric shower, tiled walls and a window to the rear aspect.



### **GARDENS**

The front garden is lawned with an array of plants and shrubs, the rear garden is paved, also with well established plants and shrubs.



### **GARAGE & PARKING**

The block paved driveway provides off-road parking, the garage is located to the rear with an up and over door.



### **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.

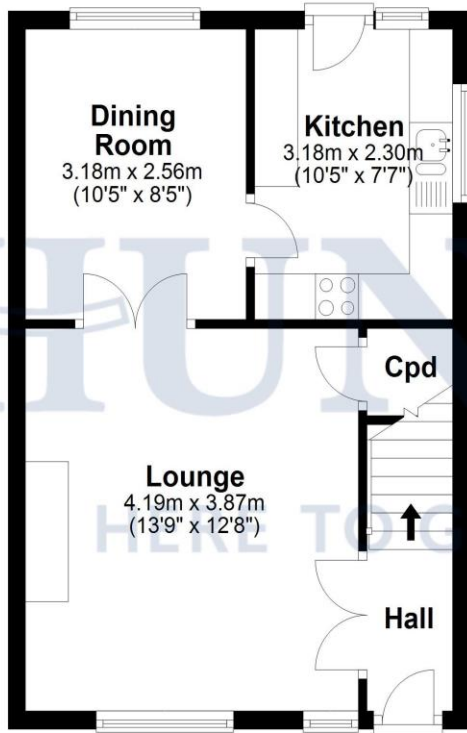
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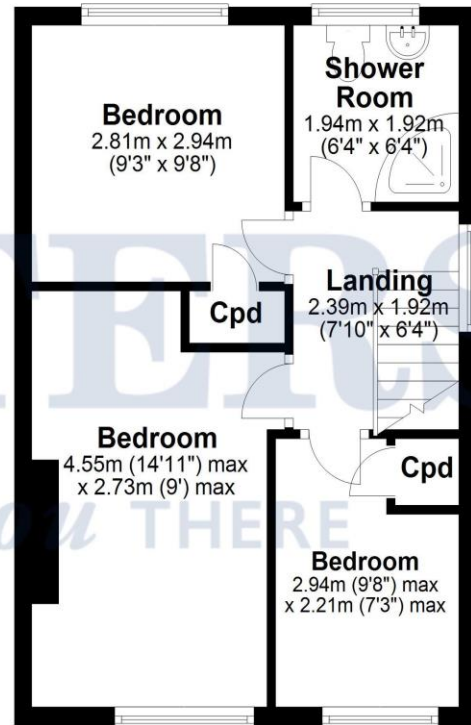
### Ground Floor

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



### First Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Total area: approx. 73.5 sq. metres (791.5 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.

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### «EpcGraph»

### Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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