



Smithy Bridge Road, Smithy Bridge, Littleborough, OL15 0BQ

- TWO BEDROOM TERRACED
- CLOSE TO HOLLINGWORTH LAKE & TRAIN STATION
- GAS CENTRAL HEATING & DOUBLE GLAZING
- LEASEHOLD
- EPC RATING D
- IN THE HEART OF SMITHY BRIDGE
- TWO RECEPTION ROOMS & EXTENDED KITCHEN
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

£146,000

HUNTERS®
HERE TO GET *you* THERE

Smithy Bridge Road, Smithy Bridge, Littleborough, OL15 0BQ - £146,000

DESCRIPTION

Hunters Estate Agents are delighted to be able to offer to the market this well maintained two bedroom terraced property within the heart of Smithy Bridge, providing a fantastic location which is within walking distance of Hollingworth Lake and the mainline train station. Boasting two reception rooms and an extended kitchen. This property is definitely worth a viewing. Gas centrally heated and double glazed throughout with a bathroom and two bedrooms to the first floor. This property ideally suits first time buyers or those looking to downsize. To be sold with NO CHAIN.

Lounge

14'6" x 13'3"

As you enter the property via the UPVC double glazed door, you are welcomed into a well presented and inviting cosy living room, with a feature electric fire and industrial shelving installed into the alcoves. A window that looks out to the front aspect. Opening into the dining area.

Dining Room

13'3" x 10'0"

Through from the lounge, the dining area provides enough space to hold a family-sized dining table. There is the stairs that lead to the first floor and a door leading through to the kitchen.

Kitchen

11'7" x 8'9"

A range of base and wall units, with a built-in oven and hob. There is further space and plumbing facilities for white goods, and a sink and drainer sits at the base of the rear window. An external door also takes you out to the rear.

Landing

6'0" x 4'10"

With access to all first floor rooms.

Bedroom 1

13'11" x 13'3"

A generous sized double bedroom with plenty of space for furniture. There is a loft

hatch which leads to a large attic space, which some neighbouring properties have converted into a third bedroom. The window looks out to the front aspect.

Bedroom 2

10'7" x 6'10"

A single bedroom with an aspect to the rear.

Bathroom

6'0" x 5'4"

A bulk-head bathroom with three steps up to the door, a tiled floor with a double glazed window to rear. Bath with a shower over and a hand wash basin along with a W.C.

External

Setback from the road side with an enclosed front garden with a paved pathway leading to the front door. The rear decking area to the property has always been used by the owners past and present but please note this is not on the Title deeds.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 855

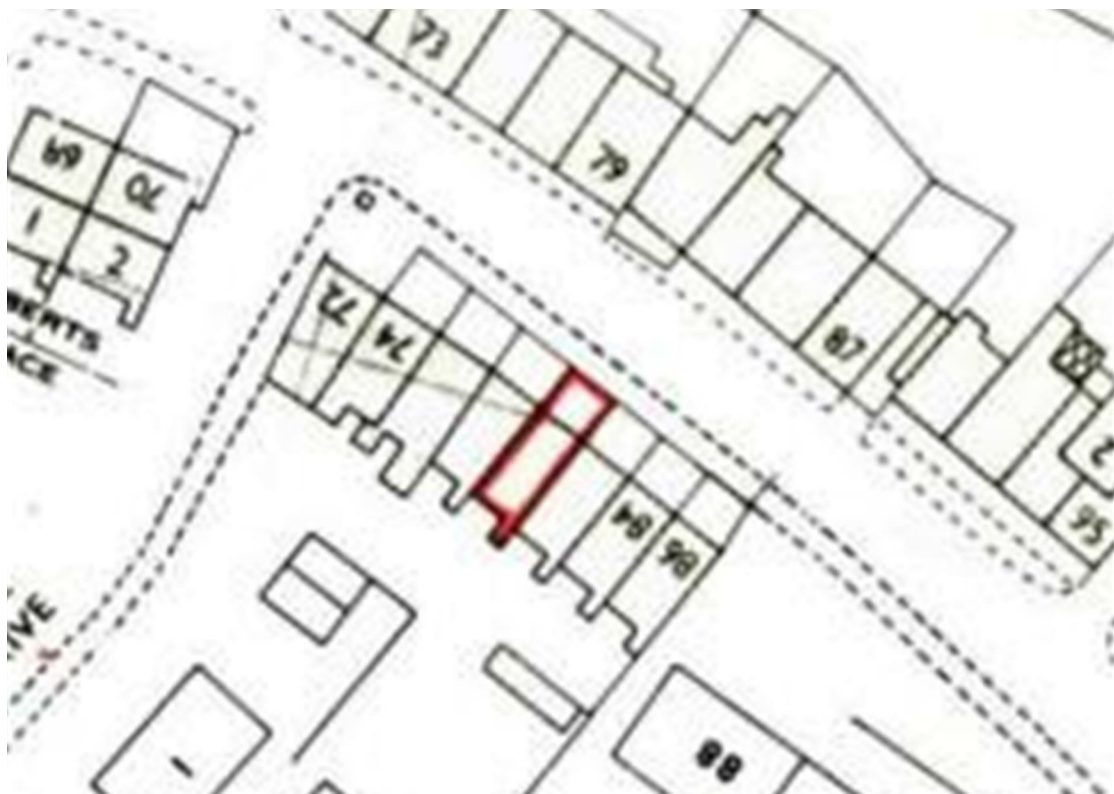
Leasehold Annual Ground Rent Amount

£9.00

Council Tax Banding; ROCHDALE COUNCIL

BAND A.

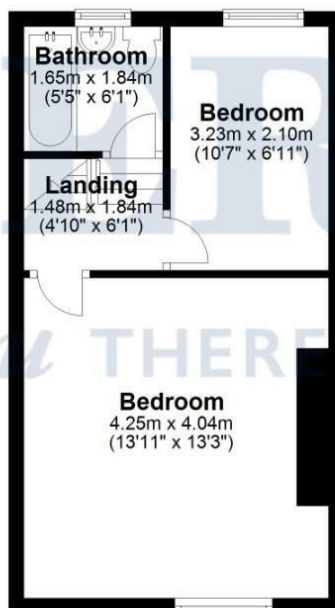




Ground Floor
Approx. 40.5 sq. metres (436.1 sq. feet)



First Floor
Approx. 30.6 sq. metres (329.7 sq. feet)



Total area: approx. 71.1 sq. metres (765.8 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.

Viewing

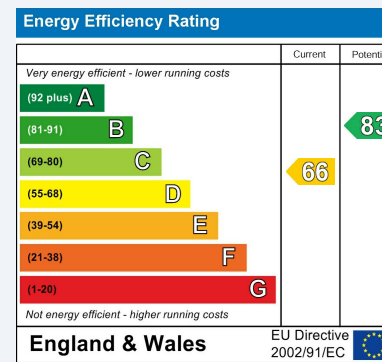
Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

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



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.

