



## Windham Street, Smallbridge, Rochdale, OL16 2PY

- MODERN SEMI-DETACHED BUNGALOW
- OPEN PLAN LOUNGE AND KITCHEN
- DRIVEWAY & GARDENS
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND B
- SMALL DEVELOPMENT BUILT IN 2016
- THREE BEDROOMS
- CONVENIENT LOCATION
- EPC RATING B
- LEASEHOLD

**£175,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Windham Street, Smallbridge, Rochdale, OL16 2PY - £175,000

## DESCRIPTION

Hunters Estate Agents are delighted to be able to offer to the market this well presented three bedroom semi-detached bungalow, only built in 2016, located within this small select development of similar properties. The fabulous stone built bungalow has been finished to a high standard with quality fixtures and fittings throughout. Positioned conveniently close to all the local amenities with direct bus routes into the centre of Rochdale, Milnrow and Littleborough. Internally the property briefly comprises of an entrance hall, quality fitted kitchen which is open plan to the lounge, two downstairs bedrooms, a downstairs shower room, and a further large double bedroom to the first floor with a storage room. Externally the property has off-road parking and an enclosed garden to the rear. With no onward chain, call now to arrange a viewing as we are expecting a high level of interest in this home.



### Entrance Hall

A welcoming entrance hall with stair access to the first floor.

### Open Plan Lounge/Kitchen

22'0" x 15'5"

Light and airy space with a large window to the front aspect. The kitchen has a range of modern fitted units with an integrated fridge freezer, built in double oven, induction hob and microwave. There is also a useful under stairs storage cupboard.

### Bedroom 2

11'11" x 11'4"

A large spacious double bedroom to the ground floor with double doors that open out onto the garden.

### Bedroom 3

13'1" x 8'9"

A further bedroom located to the ground floor.

### Shower Room

8'2" x 6'0"

A three-piece suite comprising of a low-level WC, wash hand basin and a walk-in shower. Partly tiled and a window to the side aspect.

### Bedroom 1

19'8" x 14'11"

Situated on the second floor this large imposing second bedroom, with a skylight to the rear aspect and a large storage cupboard.

### Gardens & Parking

A good sized enclosed rear garden with a paved patio seating area. To the front there is off-road parking and a lawn area.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 242

Leasehold Ground Rent Amount: £175.00

Council Tax Banding; ROCHDALE COUNCIL BAND B.



HUNTERS  
HERE TO GET YOU THERE



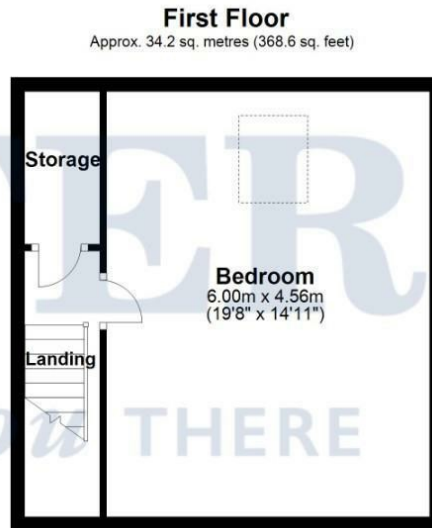
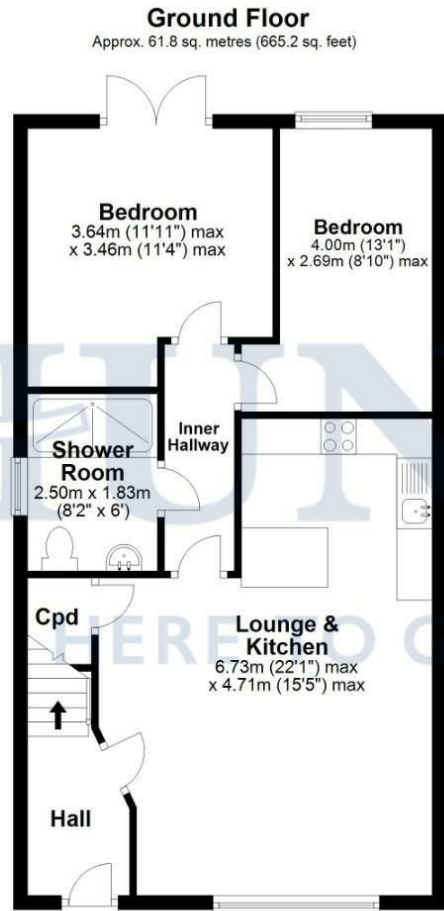
HUNTERS  
HERE TO GET YOU THERE



HUNTERS  
HERE TO GET YOU THERE



HUNTERS  
HERE TO GET YOU THERE



Total area: approx. 96.0 sq. metres (1033.8 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.

85 Church Street, Littleborough, OL15 8AB  
Tel: 01706 390 500 Email:  
littleborough@hunters.com <https://www.hunters.com>



## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE