

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Rose Avenue

Smithy Bridge, OL15 8QJ

£254,500



- SEMI DETACHED PROPERTY
- OPEN VIEWS TO THE REAR
- GARDENS TO FRONT AND REAR
- SOUGHT AFTER LOCATION CLOSE TO TRAIN STATION
- COUNCIL TAX BAND B
- THREE BEDROOMS
- OPEN PLAN MODERN DINING KITCHEN
- GARAGE AND DRIVEWAY PARKING
- EPC RATING C
- LEASEHOLD

Tel: 01706 390 500

# Rose Avenue

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£254,500



Hunters Estate Agents are pleased to be able to offer to the market this three bedroom semi-detached property, situated in this well regarded and sought-after location within Smithy Bridge. Offering light and airy accommodation with the added bonus of open views to the rear, front and rear gardens, off-road parking and a garage. The accommodation briefly comprises of a lounge and modern dining kitchen to the ground floor. To the first floor there are three bedrooms and a three piece bathroom suite. All gas centrally heated and double glazed. The location is ideal for those looking for convenient access to local amenities including walking distance to the local primary school and the mainline train station with direct links to Leeds and Manchester. The beautiful tourist attraction of Hollingworth Lake is also close by, with nearby villages offering a further array of shops, supermarkets, bars and restaurants. Call now to arrange your viewing to fully appreciate this home.

### Lounge

15'7" x 13'1" (4.76 x 3.99)

A bright and airy lounge with stair access to the first floor and useful storage cupboard.

### Dining Kitchen

15'7" x 10'7" (4.76 x 3.25)

A modern dining kitchen located to the rear of the property, fitted with a range of wall and base units, centre island, electric oven and electric hob with over head extractor fan. The dining kitchen offers space for a dining room table and French doors leading to the rear garden.

### Landing

7'11" x 5'6" (2.43 x 1.70)

With access to all first floor rooms and loft access.

### Bedroom 1

12'2" x 9'8" (3.71 x 2.96)

A spacious double bedroom located to the front of the property with built in fitted furniture.

### Bedroom 2

9'8" x 8'6" (2.96 x 2.61)

A further double bedroom located to the rear of the property with built in wardrobes and enjoying stunning open views.

### Bedroom 3

9'5" x 5'6" (2.89 x 1.70)

The smallest of the three bedrooms, currently used as a home office, however would make a great child's bedroom.

### Bathroom

6'3" x 5'7" (1.91 x 1.71)

A modern fitted bathroom suite, comprising of a low level WC, vanity unit and fitted bath with overhead shower and screen.

### Gardens & Parking

To the front offers a well maintained lawned garden. Leading to the rear boasts a stunning low maintenance garden with artificial lawn,

Indian stone paved patio area and a raised decked area enjoying stunning open views to the rear. To the side of the property offers a single garage with an up and over door and both power and lighting, driveway parking can be located in front of the garage.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 947

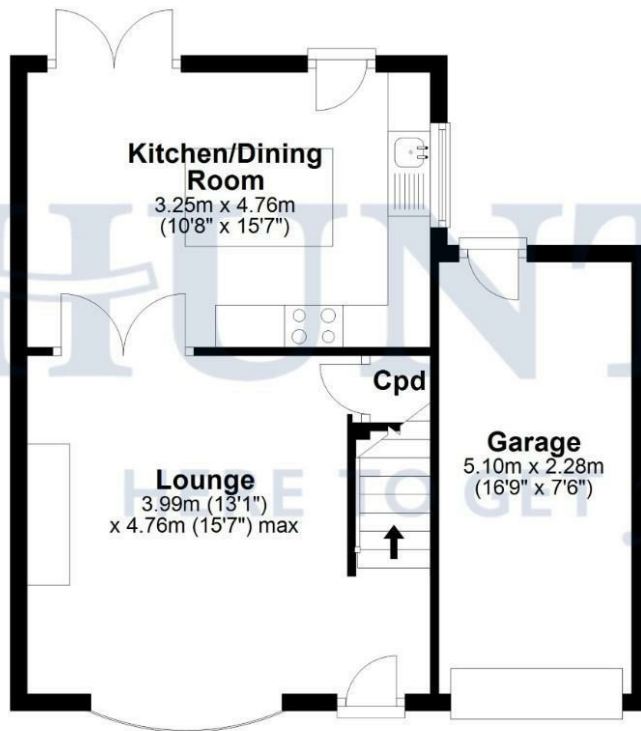
Leasehold Annual Ground Rent Amount £17.00

Council Tax Banding; ROCHDALE COUNCIL BAND B.

# Floorplan

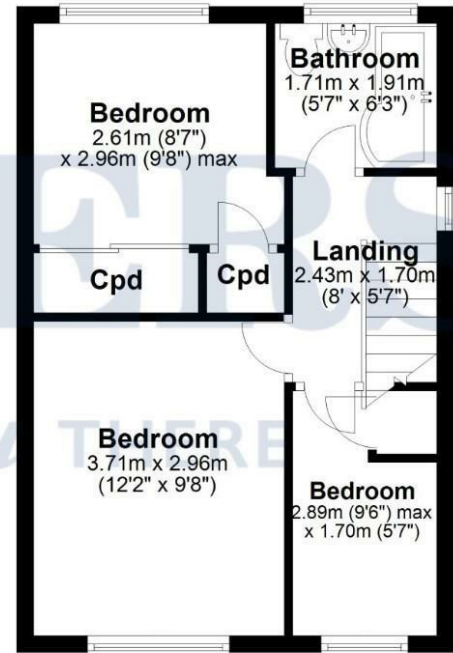
## Ground Floor

Approx. 47.3 sq. metres (509.4 sq. feet)



## First Floor

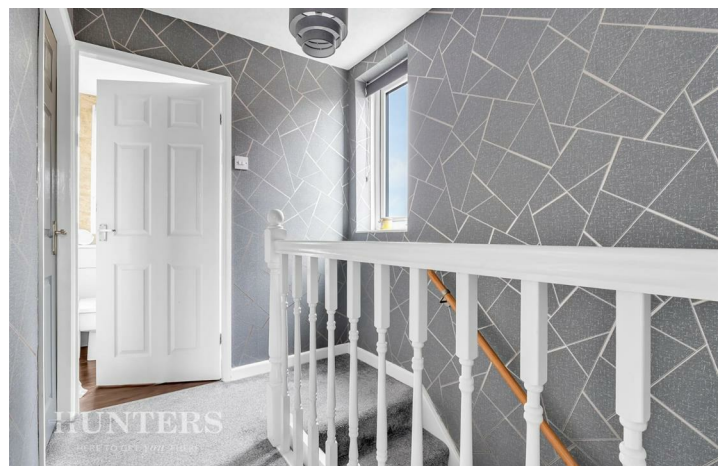
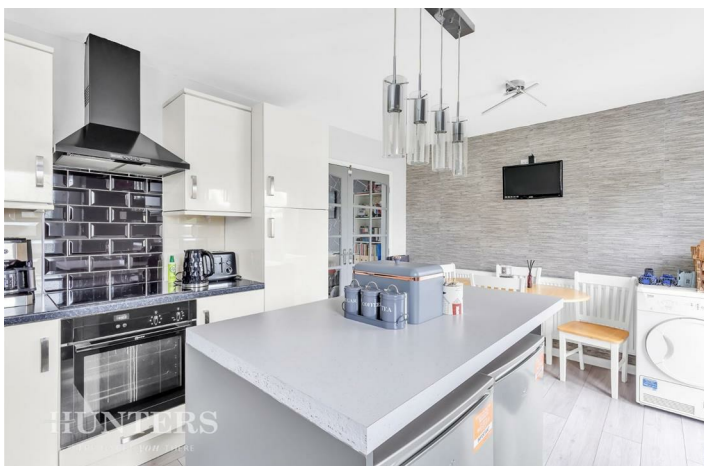
Approx. 34.4 sq. metres (370.4 sq. feet)

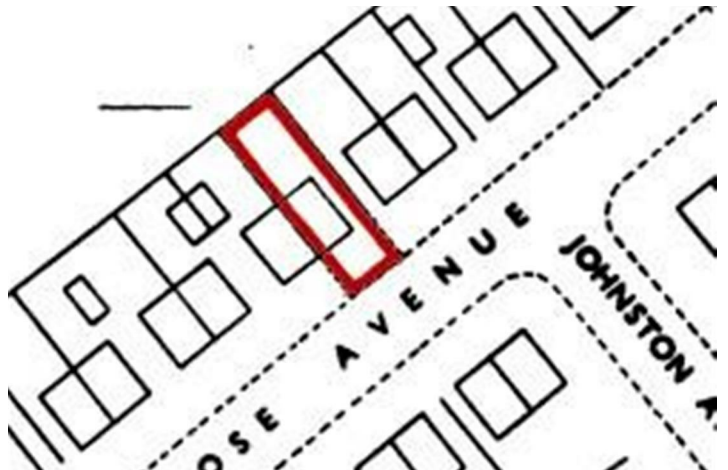


**Total area: approx. 81.7 sq. metres (879.8 sq. feet)**

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.

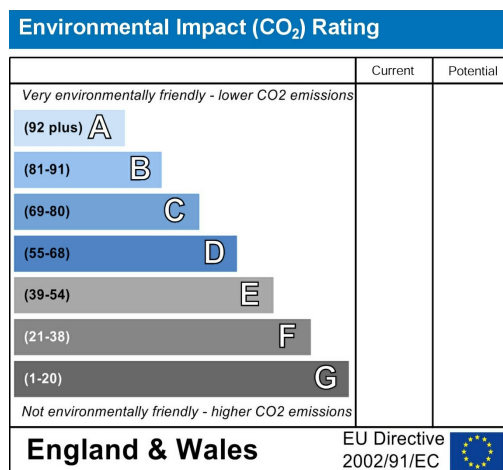
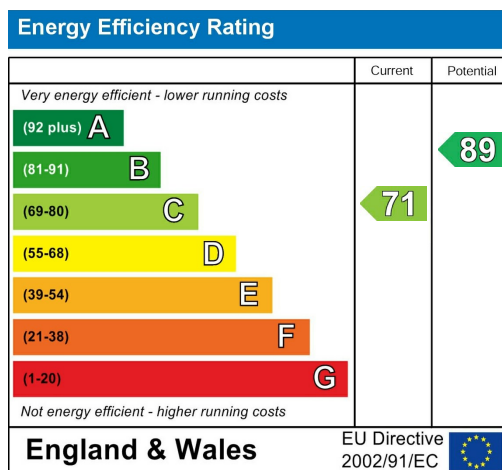
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## Energy Efficiency Graph



## 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.

Road Map



Hybrid Map





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.

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