

HUNTERS[®]

HERE TO GET *you* THERE



Henry Street

Smithy Bridge, Littleborough, OL15 0EW

£175,000



- SEMI DETACHED HOUSE
- TWO BATHROOMS
- SOUGHT AFTER LOCATION WITH VIEWS
- WALKING DISTANCE TO TRAIN STATION
- EPC RATING D

- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- CLOSE TO HOLLINGWORTH LAKE
- LEASEHOLD
- COUNCIL TAX BAND A

Tel: 01706 390 500

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Hunters Estate Agents are delighted to be able to offer to the market this three double bedroom semi detached house with lovely front aspect views, situated in a highly popular residential location, close to local amenities including local schools, shops, the mainline train station to Leeds and Manchester, and walking distance to Hollingworth Lake. Offering accommodation over three floors, and briefly comprises of an entrance vestibule, lounge, dining room and kitchen to the ground floor. To the first floor there are two double bedrooms and a bathroom with a second floor double bedroom with an ensuite and store room. Externally, steps lead up to the front door from Henry street, access can also be gained via the road behind where the current owner has always parked her car on the land to the side for 16 years. The rear garden is paved with raised flower beds and a useful storage shed. Call now as viewings are highly recommended.

Entrance

Useful vestibule

Lounge

13'2" x 14'3" (4.02 x 4.36)

A light and airy room with a wonderful feature fireplace, with the original multi fuel stove which creates a lovely focal point to the room. A bay window looks out to the front aspect which boasts a far reaching view.

Kitchen

7'6" x 11'3" (2.31 x 3.43)

A range of base and eye level units with a built in oven and gas hob, with further space for a washing machine and fridge freezer. Window and door look out to the rear aspect. There is also a useful storage cupboard under the stairs.

Study

9'7" max x 8'3" max (2.94 max x 2.53 max)

A versatile room that could be used as a dining room, snug, or home office. Tiled flooring and two windows to the front and rear aspect.

Landing

Bedroom 2

11'10" x 9'5" (3.62 x 2.88)

Double bedroom with a fabulous far reaching view from the bay window.

Bedroom 3

8'10" x 10'1" (2.71 x 3.08)

Third double bedroom with a rear aspect window.

Bathroom

8'7" x 4'6" (2.62 x 1.38)

Three piece suite with a low level WC, wash hand basin and bath with a shower over. A window to the side aspect.

Second Floor

Bedroom 1

10'4" x 14'3" max (3.15 x 4.36 max)

Double bedroom with fitted cupboards into the eaves with a window to the side aspect and a sky light window.

En-suite

4'8" x 7'4" (1.44 x 2.25)

Three piece suite with a low level WC, wash hand basin and shower.

Store Room

7'0" max x 14'3" max (2.15 max x 4.36 max)

Generous size store room which has a multiple of uses.

External

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Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 847

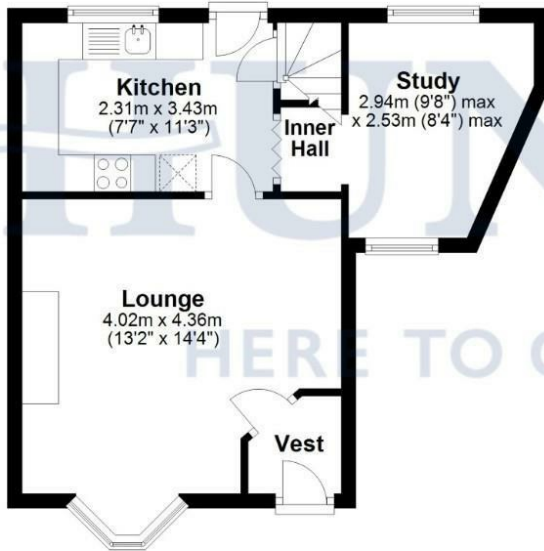
Leasehold Annual Ground Rent Amount
£1.17s.0d

Council Tax Banding; ROCHDALE COUNCIL
BAND A.

Floorplan

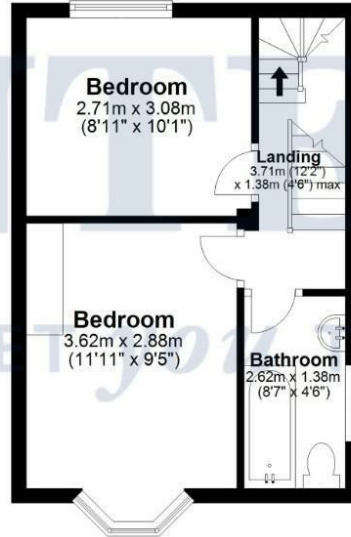
Ground Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



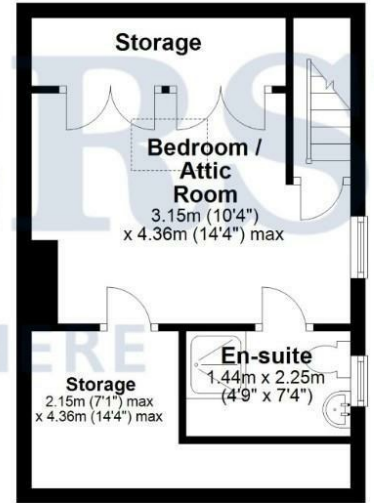
First Floor

Approx. 28.1 sq. metres (302.9 sq. feet)



Second Floor

Approx. 28.0 sq. metres (301.6 sq. feet)



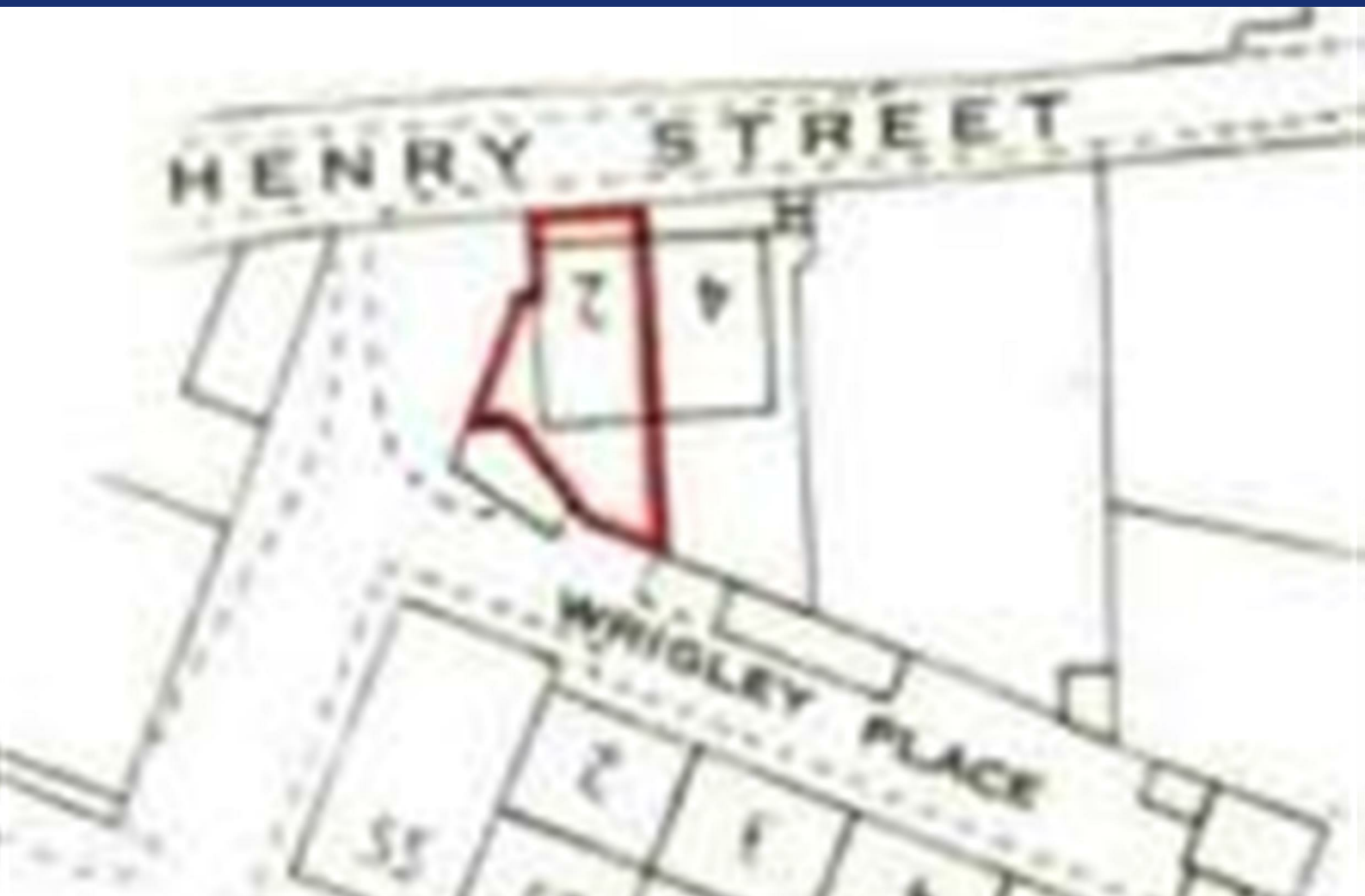
Total area: approx. 91.1 sq. metres (980.1 sq. feet)

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.

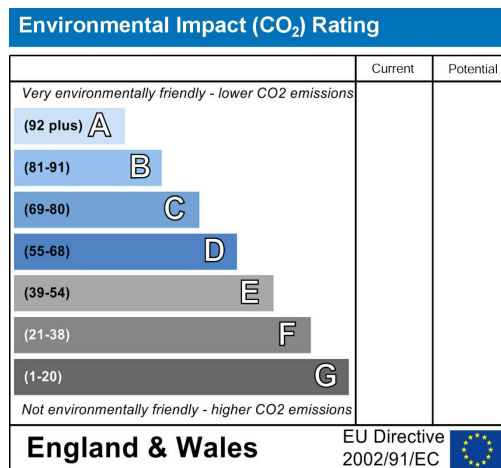
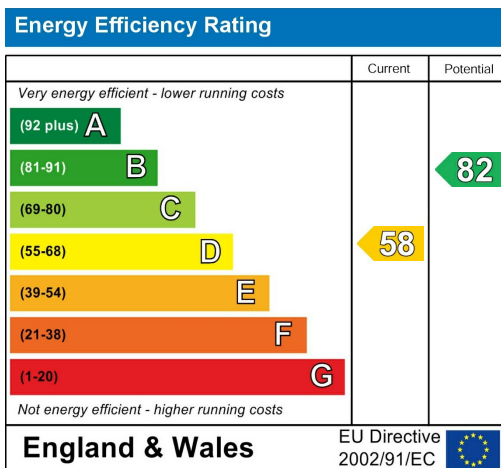
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







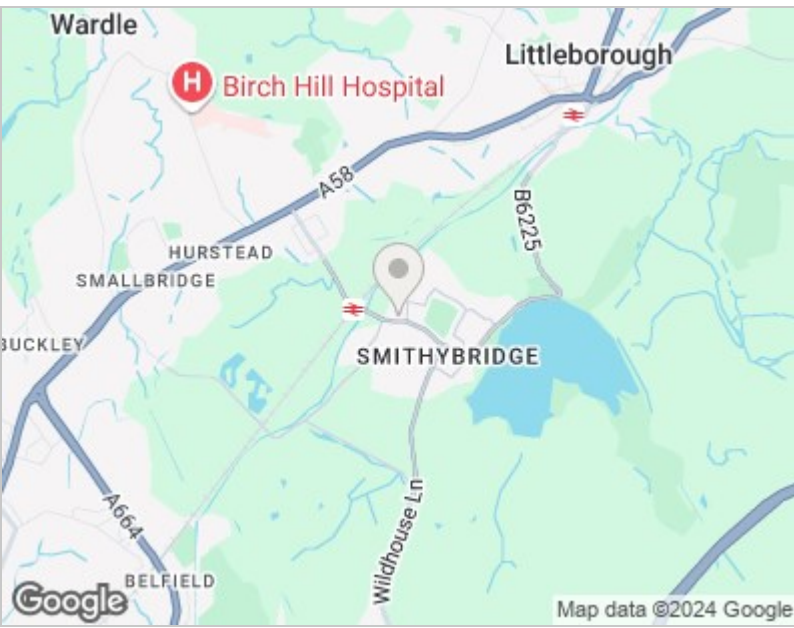
Energy Efficiency Graph



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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