

HUNTERS[®]

HERE TO GET *you* THERE



Tarnside Close

Smallbridge, Rochdale, OL16 2QD

£275,000



- MODERN DETACHED HOME
- THREE BEDROOMS
- LARGE LIVING ROOM
- GENEROUS REAR GARDEN
- EPC RATING C

- LOVELY OPEN ASPECT VIEW TO THE REAR
- TWO BATHROOMS PLUS WC
- SPACIOUS KITCHEN DINER
- LEASEHOLD
- COUNCIL TAX BAND C

Tel: 01706 390 500

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£275,000



Hunters Estate Agents are thrilled to offer to the market this modern and beautifully presented three bedroomed detached home, offering easy access to both Rochdale town centre and Littleborough village centre and is also within close proximity of a number of well regarded schools. Built in 2018, this property in particular boasts an open aspect to the rear and is close to open countryside which provides a scenic walking environment. Internally the property offers spacious living accommodation which consists of an entrance hall with cloakroom/WC, a large living room and a spacious kitchen diner with integrated appliances. To the first floor there are two double bedrooms, the master with en-suite shower room, a good sized single bedroom, and a modern family bathroom. Externally there is a well maintained garden to the front with a driveway to the side, plus a large rear garden with lawn and decked seating area. A viewing is highly recommended to fully appreciate this home and its wonderful setting.

Entrance Hall

A useful space to be able to hang coats and store shoes before entering the main living accommodation.

Downstairs WC

White low level WC and wash hand basin. A window to the front aspect.

Lounge

16'9" x 16'4" (5.12 x 4.99)

Spacious and welcoming room with plenty of room for furniture with a feature media wall with an inset fireplace, giving the room a fabulous focal point. The stairs lead to the first floor.

Kitchen Diner

16'9" x 10'2" (5.12 x 3.11)

Modern fitted kitchen with a range of integrated appliances including dish washer, washing machine, fridge freezer and a built-in oven and gas hob. Plenty of space for a dining table with doors that open out into the rear garden.

Landing

11'0" x 6'9" (3.36 x 2.08)

Window to the side aspect with a storage cupboard housing the boiler. Access to the loft which is boarded for storage with a ladder and a light.

Bedroom 1

12'1" x 9'7" (3.69 x 2.94)

Tastefully decorated double bedroom with a feature panelled wall, fitted wardrobes and a door to the en-suite.

En-Suite

6'11" x 4'7" (2.11 x 1.40)

Modern white three piece suite with a low level WC, wash hand basin and shower.

Heated towel rail and a window to the side aspect.

Bedroom 2

9'8" x 9'7" (2.96 x 2.94)

Double bedroom with a lovely view from the rear aspect window.

Bedroom 3

9'1" x 6'9" (2.79 x 2.08)

Single bedroom or would make a useful home office. Window to the front aspect.

Bathroom

6'9" x 6'0" (2.08 x 1.84)

Three piece white modern suite with a low level WC, wash hand basin and bath with a rainfall shower head. Heated towel rail and a window to the rear aspect.

Gardens

Externally there is a front well maintained garden, plus a large rear garden with lawn and decked seating area.

Parking

A driveway to the side provides off-street parking.

Material Information - Littleborough

Tenure Type; Leasehold

Leasehold Years remaining on lease; 242

Leasehold Annual Ground Rent Amount; £200.00

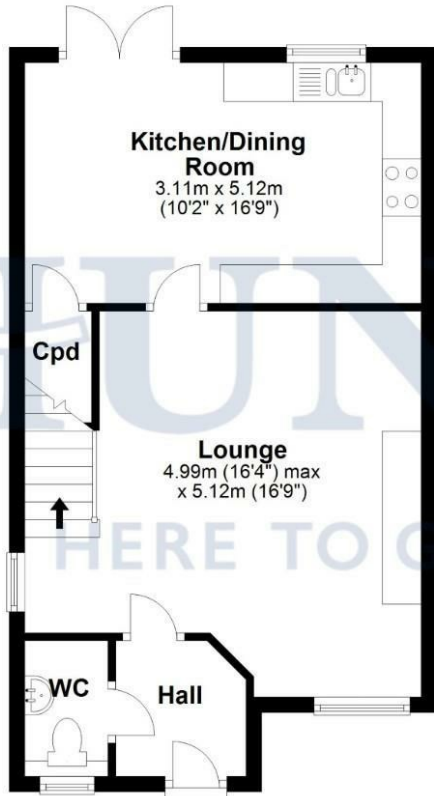
Leasehold Annual Management Charge Amount; £200.00

Council Tax Banding; Rochdale Council Band C

Floorplan

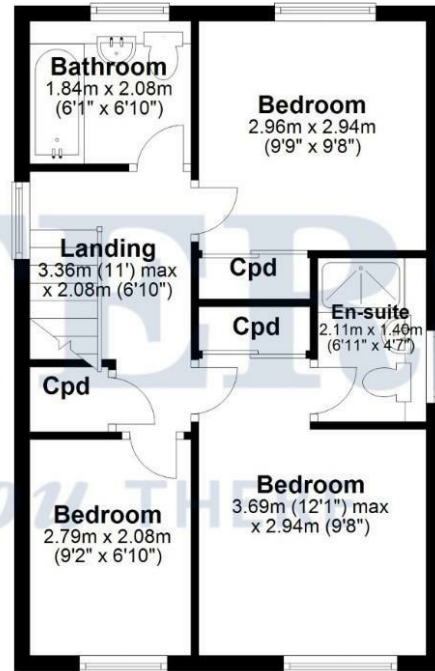
Ground Floor

Approx. 44.8 sq. metres (482.6 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.8 sq. feet)

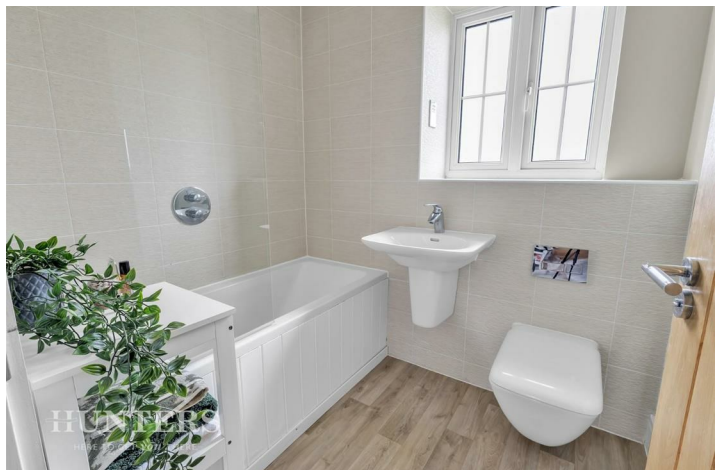
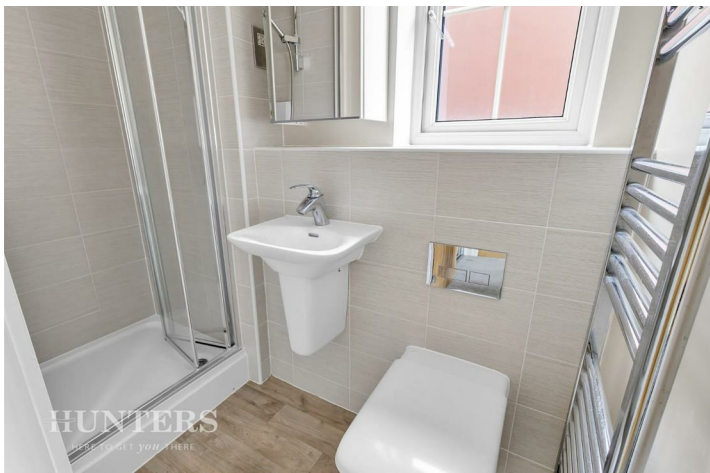


Total area: approx. 86.5 sq. metres (931.4 sq. feet)

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.

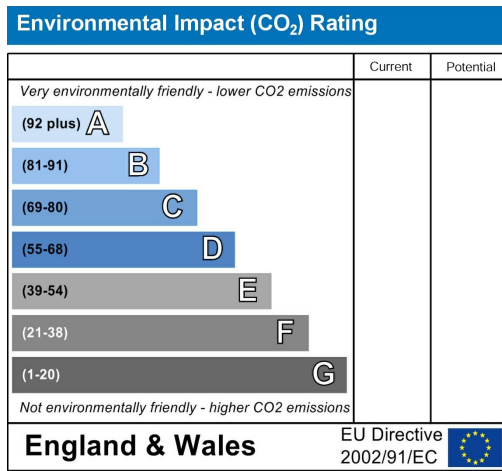
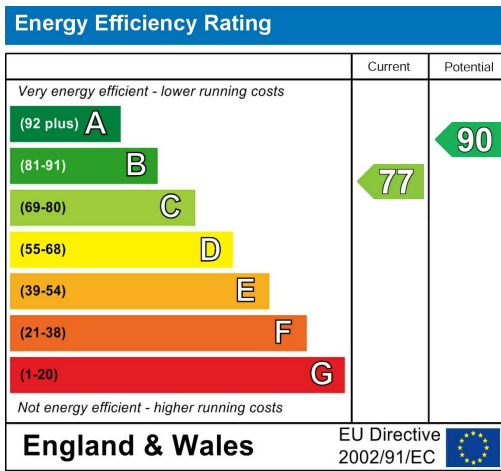
Created by EveryCloud Photography on behalf of Hunters Littleborough







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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