



## Brown Bank Road

Smithy Bridge, OL15 8QT

£269,950



- THREE BEDROOM SEMI DETACHED HOUSE
- GOOD SIZE PRIVATE REAR GARDEN
- DRIVEWAY
- HOLLINGWORTH LAKE CLOSE BY
- EPC RATING D
- OPEN PLAN LIVING KITCHEN DINING
- EXTERNAL HOME OFFICE/GYM
- CLOSE TO SCHOOLS AND TRAIN STATION
- COUNCIL TAX BAND C
- LEASEHOLD

# Brown Bank Road

Smithy Bridge, OL15 8QT

£269,950



Hunters Estate Agents are delighted to offer to the market this well presented semi detached property, which is situated in an extremely popular and sought after residential area, conveniently located for Smithy Bridge train station, Hollingworth Lake and well regarded local schools. The property briefly comprises of a welcoming hallway, open plan lounge through dining kitchen, conservatory, kitchen, three bedrooms and a bathroom. Externally the garage has been converted into a external home office, which is a great addition to the accommodation. To the front a new driveway has been laid and provides off road parking with steps leading up to the front door. The rear garden is a generous size and fully enclosed, a viewing is highly recommended to fully appreciate this home and its lovely location.



### ENTRANCE HALL

Spacious entrance hall with built in storage under the stairs.

### LOUNGE

11'3" x 12'10" (3.43 x 3.91)

Spacious "L" shaped open plan lounge kitchen diner, with the lounge area having a large picture window to the front letting in plenty of natural light.

### DINING AREA

8'7" x 10'5" (2.61 x 3.17)

Plenty of space for a family dining table with an opening door into the conservatory at the rear.

### KITCHEN

8'7" x 10'5" (2.62 x 3.18)

With a range of fitted base and wall units, with a stainless steel sink set at the window overlooking the rear garden. Built in oven with gas hob, integrated dishwasher, space and plumbing for washing machine, with further space for an American fridge freezer. A door leads out to the side access.

### CONSERVATORY

8'10" x 9'11" (2.69 x 3.02)

Good sized conservatory, with an electric wall heater, very private, and with double doors leading to the patio and rear garden.

### LANDING

Superb views from the window at the top of the stairs, and with access to the roof space which is boarding and has a light.

### BEDROOM ONE

10'4" x 12'4" (3.15 x 3.76)

Double bedroom at the front of the property, with attractive views, and a range of fitted wardrobes and drawer units.

### BEDROOM TWO

9'4" x 10'11" (2.84 x 3.33)

Second double bedroom, with a pleasant

aspect overlooking the rear garden.

### BEDROOM THREE

7'1" x 9'1" (2.16 x 2.77)

Single bedroom at the front of the house with high level cupboards and a small fitted wardrobe.

### SHOWER ROOM

4'11" x 7'11" (1.5 x 2.41)

Modern quality fitted shower room with a walk in style shower, built in wash hand basin with storage beneath and a low level WC. Heated anthracite grey vertical towel rail, storage cupboard which houses the Worcester gas fired combi boiler. A window to the rear aspect.

### EXTERNAL HOME OFFICE

Converted from the original garage, this space now offers a variety of uses from a home office, gym or play room. With double glazed windows and power connected.

### GARDENS AND DRIVEWAY

The rear garden is a particular feature of the property, as it is very private and a generous size. There is a lawn with mature beds and borders, and a patio paved seating area. The garden to the front comprises mainly lawn, again with mature borders with steps up to the front door and a newly laid driveway has been installed, providing off road parking with an EV charging point.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 945

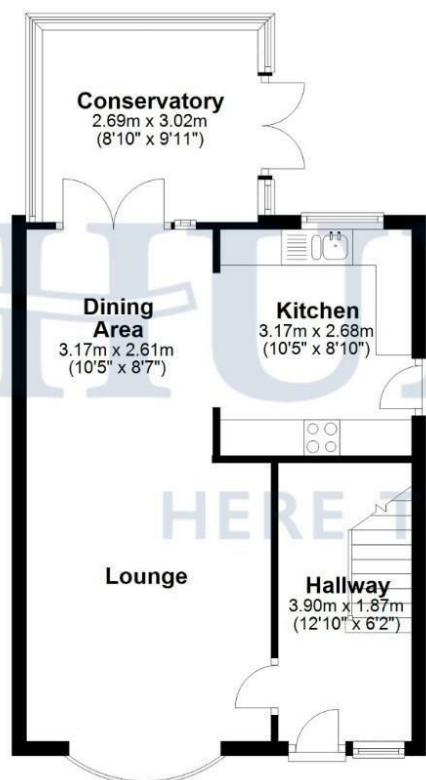
Leasehold Ground Rent Amount: £15.00

Council Tax Banding; ROCHDALE COUNCIL BAND C

# Floorplan

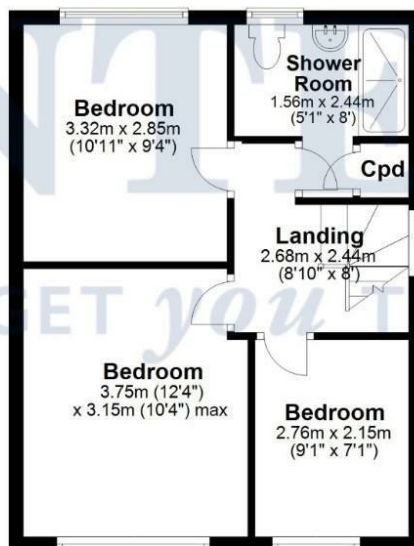
## Ground Floor

Approx. 47.4 sq. metres (509.7 sq. feet)



## First Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



## Outbuilding

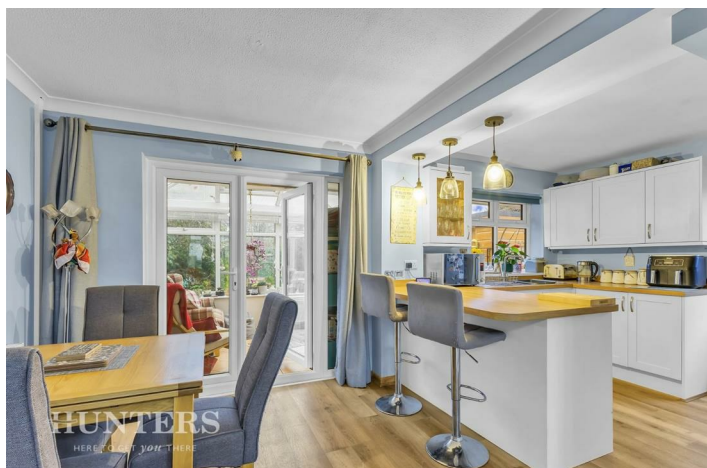
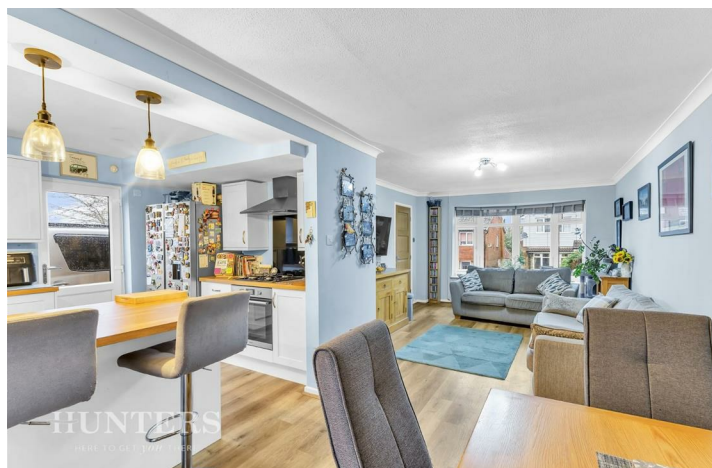
Approx. 11.2 sq. metres (120.1 sq. feet)



Total area: approx. 97.2 sq. metres (1046.5 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.

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Plan produced using PlanUp.



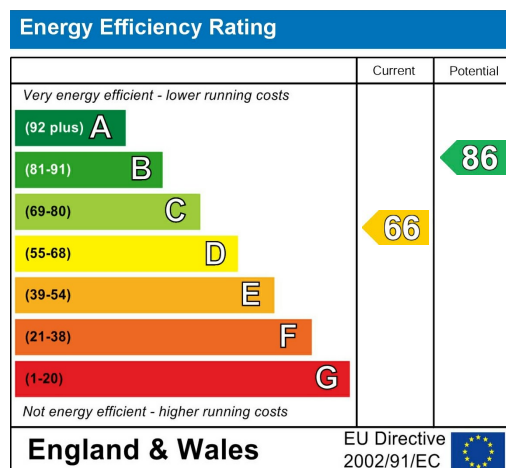








## Energy Efficiency Graph



## 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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