

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bridgenorth Drive

Smithy Bridge, Littleborough, OL15 0ES

£325,000



- GENEROUS LARGE CORNER PLOT
- TUCKED AWAY IN SOUGHT AFTER CUL-DE-SAC
- WALKING DISTANCE TO TRAIN STATION AND LOCAL PRIMARY SCHOOL
- EPC RATING D
- LEASEHOLD
- SPACIOUS LINK-DETACHED
- BEAUTIFULLY MAINTAINED THROUGHOUT
- THREE BEDROOMS, THREE RECEPTION ROOMS
- COUNCIL TAX BAND C

Tel: 01706 390 500

# Bridgenorth Drive

Smithy Bridge, Littleborough, OL15 0ES

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Occupying a fabulous and generous corner plot, tucked away on this sought after cul-de-sac within Smithy Bridge, Hunters are delighted to offer to the market this rare opportunity to purchase such a wonderful property. Within walking distance to the local main line train station and the well regarded local primary school, with Hollingworth Lake only moments away, this truly is a must view property. Link-detached with spacious light and airy accommodation with a welcoming entrance porch, lounge, separate dining room, conservatory, kitchen, three bedrooms and a modern shower room. Externally there is plenty of off road parking via the two driveways and garage, with fabulous beautiful large landscaped gardens which surround the property to the front, side and rear. The property is to be sold with no onward chain, call now to arrange your viewing as we are expecting a high level of interest in this home.

### Entrance Porch

6'0" x 3'6" (1.85 x 1.09)

A lovely sized porch to walk into as you first enter the property, a good area to hang coats and store shoes.

### Lounge

20'1" x 11'7" (6.14 x 3.55)

Spacious room with plenty of light from the window which looks out to the front and the patio doors to the side aspect. The stairs lead you up to the first floor landing and a door takes you into the kitchen.

### Kitchen

10'0" x 9'8" (3.07 x 2.95)

The kitchen provides a range of base and wall units with a built-in oven, hob and extractor hood, space and plumbing for a washing machine with further space for a fridge and freezer. There is a good size pantry providing extra storage facilities. A window looks out over the rear garden and a door leads to the side garden.

### Dining Room

10'1" x 10'0" (3.09 x 3.07)

Plenty of space for a family dining table with doors opening into the conservatory and the kitchen.

### Conservatory

10'9" x 9'2" (3.30 x 2.80)

UPVC double glazed conservatory with double doors leading out, a lovely room to admire the garden.

### Landing

10'4" x 7'5" (3.16 x 2.27)

### Bedroom 1

12'4" x 12'0" (3.77 x 3.67)

A light and airy double bedroom with a window to the front aspect and built in wardrobes.

### Bedroom 2

12'4" x 9'7" (3.77 x 2.94)

Another good size double bedroom with a view over the rear garden.

### Bedroom 3

7'6" x 7'5" (2.31 x 2.27)

Single bedroom with a front aspect window.

### Shower Room

7'5" x 5'8" (2.27 x 1.73)

Modern three piece suite with a low level WC, built in wash hand basin and walk in double shower. Tiled walls and a window to the rear aspect.

### Garage & Parking

Plenty of off road parking for several cars with a garage with an electric up and over door.

### Gardens

Occupying a large corner plot, the generous gardens are beautifully landscaped and maintained, providing a wonderful space for a growing family to enjoy or those looking to further develop the property.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

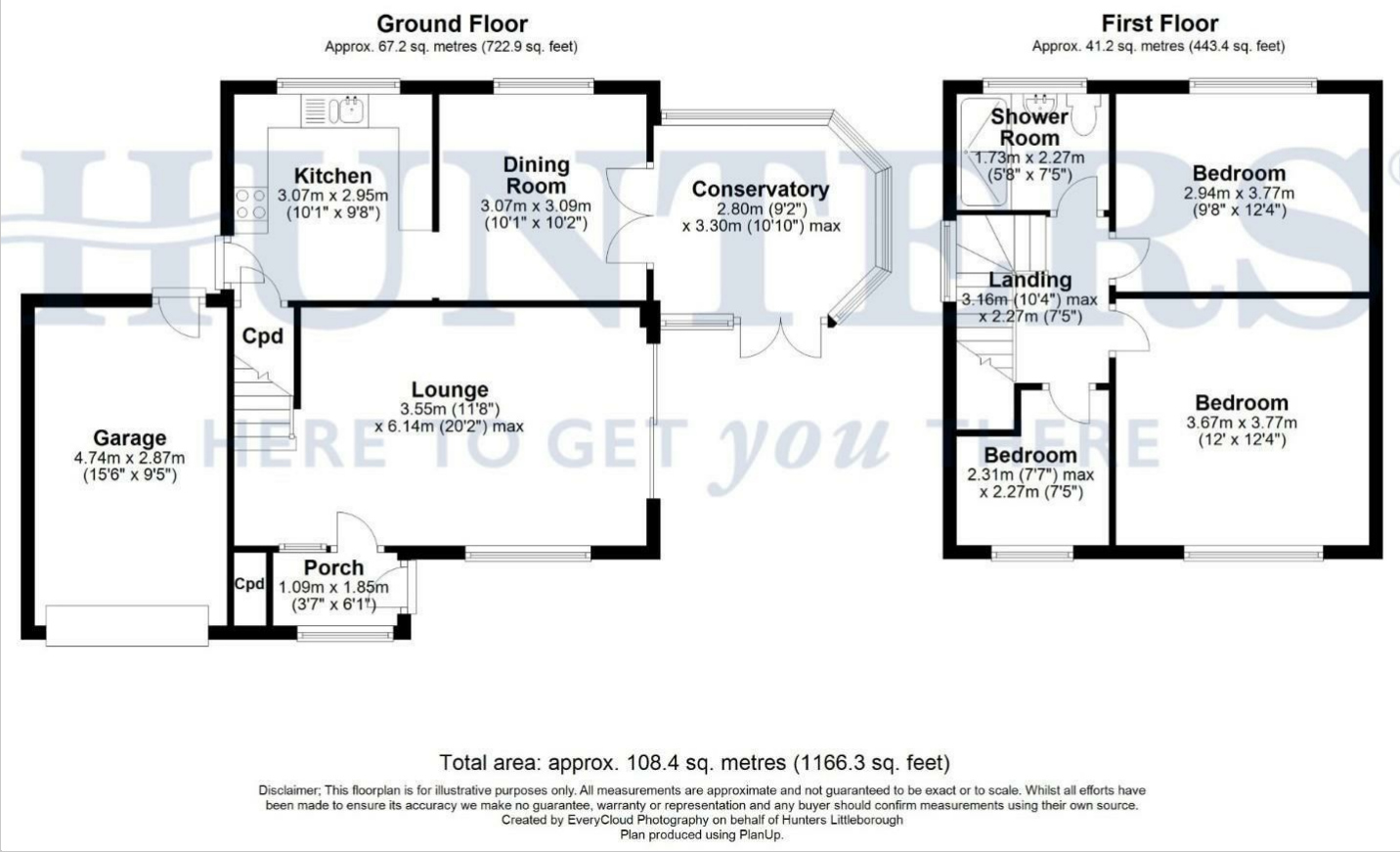
Leasehold Years remaining on lease; 945

Leasehold Annual Ground Rent Amount £18.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND C



Floorplan



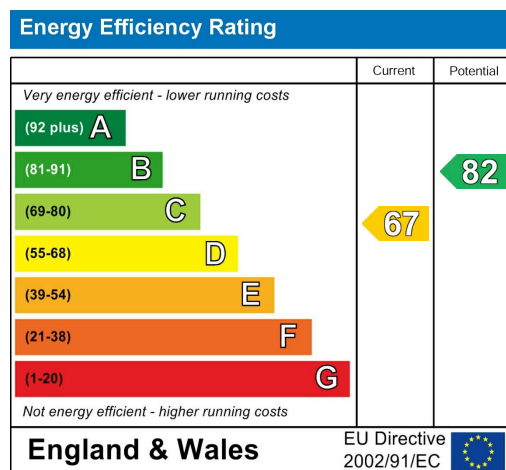








## Energy Efficiency Graph



## 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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