

# HUNTERS®

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## Greencroft Way

Smallbridge, Rochdale, OL16 2QY

Offers In Excess Of £375,000



- MODERN DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO BATHROOMS PLUS DOWNSTAIRS WC
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND E
- QUIET CUL-DE-SAC LOCATION
- THREE RECEPTIONS ROOMS
- DRIVEWAY AND GARDENS
- FREEHOLD
- EPC RATING C

Tel: 01706 390 500

# Greencroft Way

Smallbridge, Rochdale, OL16 2QY

Offers In Excess Of £375,000



Hunters Estate Agents are thrilled to be able to offer to the market this modern and spacious four-bedroom detached family home, located in a quiet cul-de-sac. The property features three reception rooms, a modern kitchen, and a conservatory, providing ample living space. There are four well-sized bedrooms and two bathrooms, along with a convenient downstairs WC. Outside, the home boasts front and rear gardens, as well as driveway parking for two cars. An ideal modern house for a growing family. Located conveniently close to local amenities, schools and transport links. Sold with the benefit of no onward chain, this house is definitely worth a viewing.



## Entrance Hall

The welcoming entrance hall sets the tone for the home, offering a bright and spacious first impression. With stairs leading to the first floor and doors providing access to the main accommodation.

## WC

A useful downstairs WC adds convenience and practicality to this family home.

## Lounge

14'5" x 11'7" (4.40 x 3.54)

This lounge is a spacious and inviting area, enhanced by the bay window to the front aspect, allowing plenty of natural light to flood the room. Double doors lead seamlessly into the adjoining sitting room, providing an open and connected feel while also allowing for privacy when needed.

## Sitting Room

10'7" x 10'6" (3.23 x 3.21)

The second sitting room offers a versatile and cozy space, perfect for relaxation or entertaining. With doors leading to the conservatory, it seamlessly connects indoor and outdoor living, allowing for an abundance of natural light and a pleasant flow between spaces. This inviting area provides flexibility, whether used as a family room, reading nook, or additional lounge.

## Conservatory

11'3" x 10'6" (3.43 x 3.22)

With large windows that allow natural light to flood in, it creates a seamless connection between indoor and outdoor living. Perfect for relaxing in and enjoying the garden.

## Breakfast Kitchen

10'7" max x 18'2" (3.23 max x 5.55)

The modern breakfast kitchen is a stylish and functional space, featuring sleek granite worktops that add a touch of elegance and quality. It is well-equipped with a built-in oven and gas hob, while providing ample space for further appliances. The open-plan design flows seamlessly into the dining room, creating a sociable and spacious environment perfect for family meals and entertaining. With doors also leading directly to the garden.

## Dining Room

18'1" max x 10'5" (5.52 max x 3.19)

The dining room, thoughtfully converted from the original garage, offers a charming and versatile space for family meals. A large window to the front ensures plenty of natural light, creating a warm and inviting atmosphere. Open plan to the modern kitchen, this layout promotes a seamless flow, making it perfect for entertaining or casual dining while staying connected with the cooking area. The transformation from garage to dining room adds valuable living space, enhancing the home's functionality and appeal.

## Landing

The landing provides access to the upstairs accommodation and features loft access.

## Bedroom 1

14'6" max x 14'8" max (4.42 max x 4.48 max)

A spacious double bedroom featuring fitted robes and a dressing table that provides ample storage while maintaining a sleek and clutter-free look. A window to the front aspect, and access to the en-suite which enhances convenience and privacy, making this a perfect master bedroom.

## En-Suite

6'7" max x 6'4" (2.01 max x 1.94)

The three-piece shower room features a modern shower, WC, and washbasin. Fully tiled throughout, the room has a contemporary feel, with neutral tones adding to its brightness and style. A window to the front allows natural light to brighten the space, offering a refreshing and airy atmosphere for daily use.

## Bedroom 2

12'3" x 10'5" (3.74 x 3.19)

Comfortable double room, featuring fitted robes that provide plenty of storage space, keeping the room tidy and organized. With a rear aspect overlooking the garden

## Bedroom 3

10'6" x 11'7" max (3.21 x 3.54 max)

The third double bedroom is a bright and spacious room with a front aspect, offering plenty of natural light. Its generous size makes it versatile, perfect for use as a guest room, home office, or children's bedroom.

## Bedroom 4

10'9" max x 9'8" max (3.29 max x 2.97 max)

This good sized fourth bedroom is positioned to the rear aspect, offering a peaceful view of the garden.

## Bathroom

6'4" x 7'1" (1.94 x 2.16)

The three-piece bathroom features a luxurious Jacuzzi bath, offering a relaxing experience, perfect for unwinding after a long day. The bathroom also includes a WC and washbasin, all set in a stylish and functional layout. An ideal family bathroom.

## Gardens & Parking

The front garden features a neatly maintained lawn and a driveway with space for two cars, offering both curb appeal and practicality. At the rear, the garden is a private oasis with a large decked seating area, perfect for outdoor dining or relaxing. The lawn stretches out and around the property, bordered by flower beds. All areas are enclosed by fencing, ensuring privacy and security, making it an ideal spot for enjoying the outdoors in peace.

## Material Information - Littleborough

Tenure Type; FREEHOLD

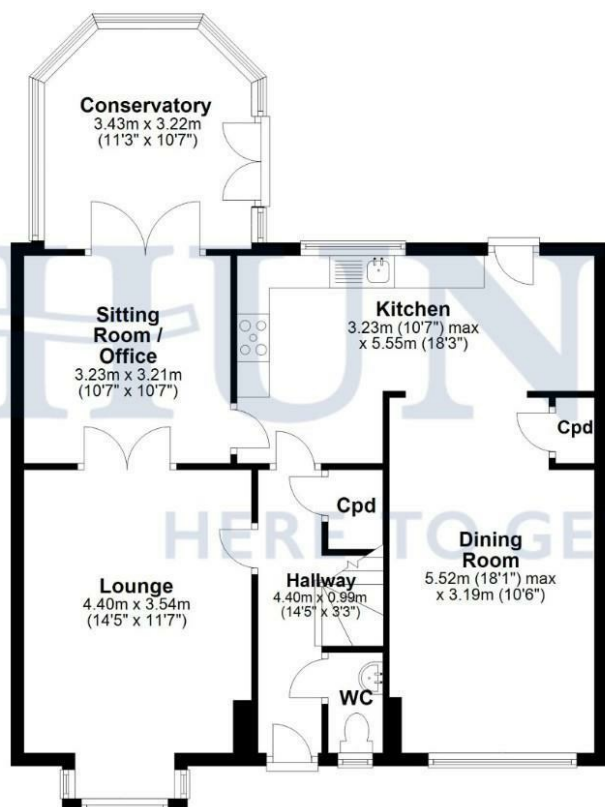
Annual Service Charge Amount;

Council Tax Banding; ROCHDALE COUNCIL BAND E

# Floorplan

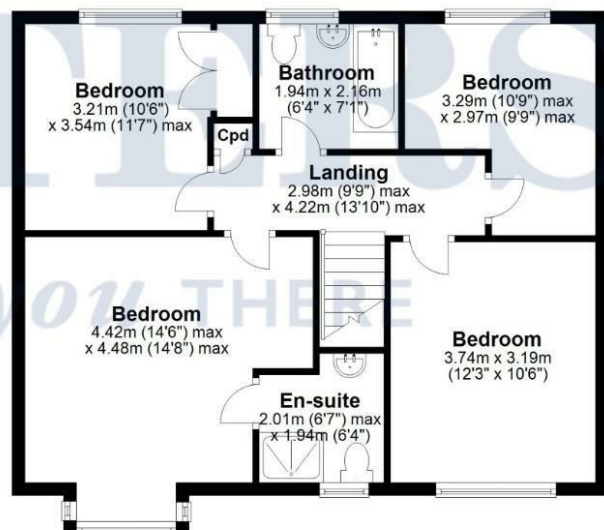
## Ground Floor

Approx. 80.3 sq. metres (864.2 sq. feet)



## First Floor

Approx. 64.1 sq. metres (690.2 sq. feet)



Total area: approx. 144.4 sq. metres (1554.4 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  
Plan produced using PlanUp.



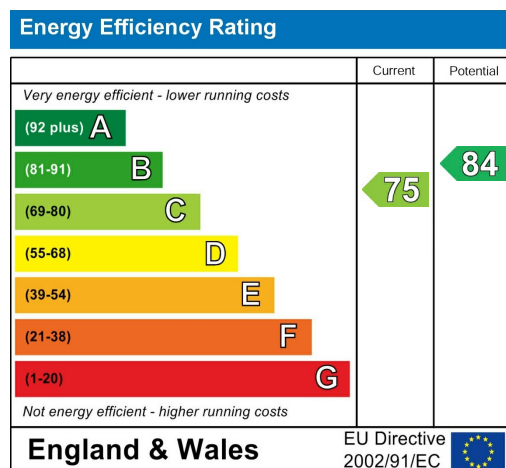








## Energy Efficiency Graph

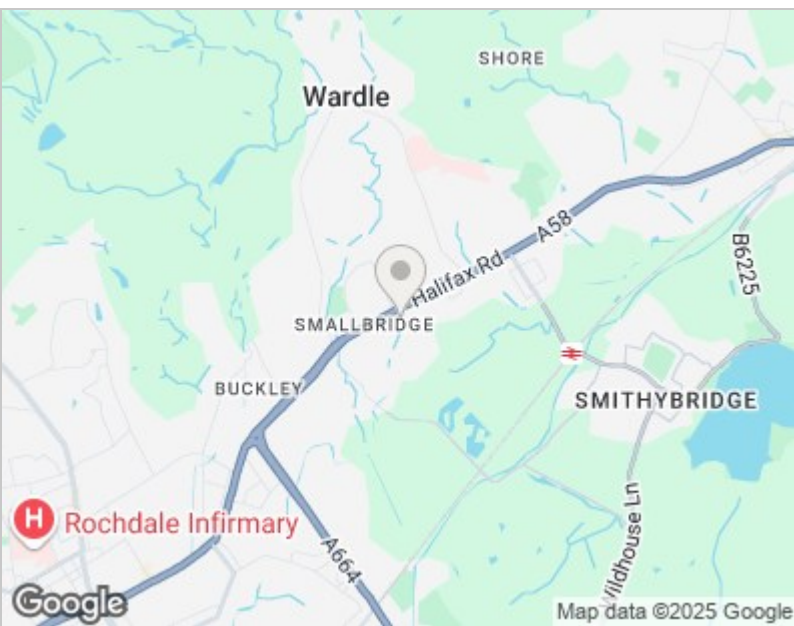


## Viewing

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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