

# HUNTERS®

HERE TO GET *you* THERE



## Tarnside Close

Smallbridge, Rochdale, OL16 2QD

£330,000



- MODERN EXECUTIVE DETACHED HOME
- CUL-DE-SAC POSTION WITH OPEN ASPECT VIEWS
- FOUR BEDROOMS
- TWO BATHROOMS
- KITCHEN DINER & TWO RECEPTION ROOMS
- UTILITY AND DOWNSTARS WC
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND D
- EPC RATING C
- LEASEHOLD

Tel: 01706 390 500

# Tarnside Close

Smallbridge, Rochdale, OL16 2QD

£330,000



Nestled in a peaceful cul-de-sac within a modern development in Smallbridge, Hunters are delighted to offer this well-presented four-bedroom detached home, which offers open views in all directions. The property features an inviting entrance, a spacious lounge, second reception room and a stylish kitchen-diner with an adjoining utility room and a convenient downstairs WC. The first floor boasts four well-proportioned bedrooms, including a master with en-suite, along with a contemporary family bathroom.

Additional highlights include a driveway providing off-road parking for three cars at the front and a generous private family-friendly rear garden, An excellent opportunity for families seeking a comfortable and modern home in a sought-after location.

## Entrance

A welcoming entrance hall leads to a staircase to the first floor, with a door providing access to the lounge and the second sitting room/play room, creating a smooth and inviting flow through the home.

## Lounge

17'5" x 10'0" max (5.32 x 3.05 max)

A light and tastefully decorated lounge featuring a large window to the front aspect and a further window to the side, allowing natural light to fill the space and a feature media wall housing a high end built in fire.

## Sitting Room/Play Room

15'8" x 8'6" (4.80 x 2.61)

A fantastic additional living space with a variety of uses including play room or second living room.

## Kitchen Diner

10'8" x 16'0" (3.27 x 4.89)

A modern and stylish high-gloss fitted kitchen, complete with integral appliances for a sleek and functional design. A double glazed window to the rear allows natural light to flow in, while a double radiator ensures warmth. Patio doors open out to the rear garden, creating a seamless indoor-outdoor connection. A door leads to the utility room for added convenience.

## Utility Room

6'7" x 5'10" (2.02 x 1.78)

A practical utility room featuring a double radiator for warmth, a door providing direct access to the rear garden, and ample space for white goods, offering additional convenience and functionality.

## Downstairs WC

3'9" x 5'10" (1.16 x 1.78)

A convenient downstairs WC located off the utility room, featuring a modern two-piece suite for added practicality and ease of use.

## Landing

## Bedroom 1

14'10" max x 13'3" max (4.53 max x 4.06 max)

A well-presented double bedroom featuring a double glazed window to the front and side, offering pleasant views. A double radiator ensures warmth, and useful fitted wardrobes, while the en-suite bathroom adds convenience and privacy.

## En-Suite

4'6" x 6'5" (1.39 x 1.98)

A modern en-suite bathroom featuring a sleek white three-piece suite, comprising a WC, wash hand basin, and a stylish shower.

## Bedroom 2

14'9" max x 8'6" (4.52 max x 2.61)

The second bedroom is a spacious double bedroom with a double-glazed window at the front, allowing for ample natural light and offering beautiful views and useful fitted wardrobes. It features a double radiator for warmth and comfort.

## Bedroom 3

11'6" max x 8'6" (3.53 max x 2.61)

Good size third bedroom making this room ideal for children, providing plenty of space and a lovely view of the rear garden.

## Bedroom 4

10'2" x 6'5" (3.11 x 1.98)

Single room, ideal as a child's bedroom or a home office. It features a window that overlooks the rear garden

## Family Bathroom

6'3" x 6'5" (1.91 x 1.98)

The modern family bathroom includes a three-piece suite, with a window to the rear for natural light and ventilation

## External

Externally, the property offers a front driveway with space for three cars. The rear garden is generously sized and fully enclosed, making it ideal for family use.

## Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 241

Leasehold Annual Service Charge Amount £221.38

Leasehold Ground Rent Amount: £200.00

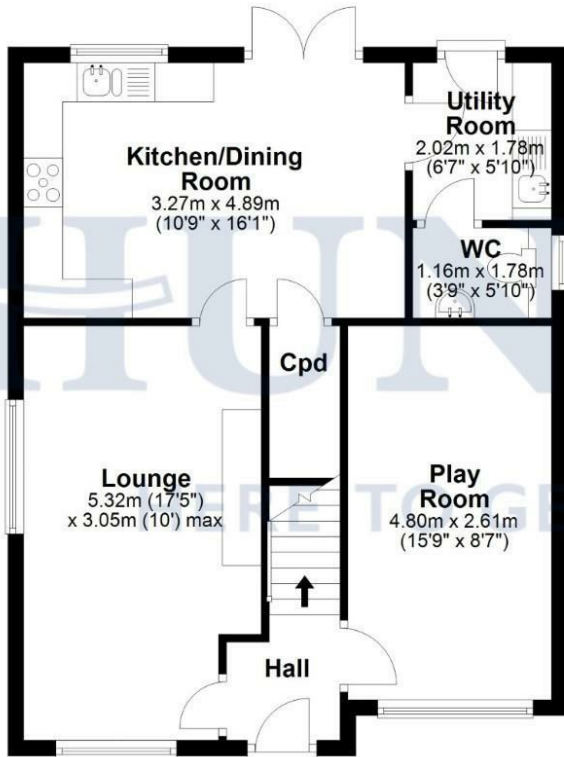
Council Tax Banding; ROCHDALE COUNCIL BAND D



## Floorplan

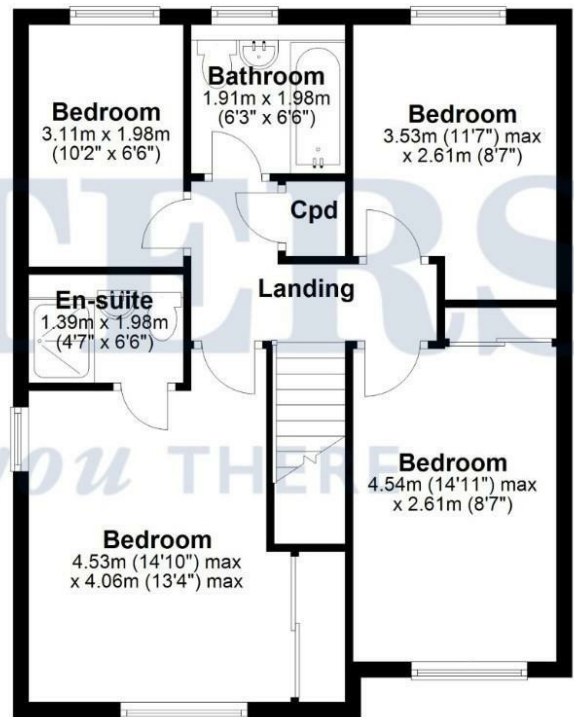
### Ground Floor

Approx. 57.4 sq. metres (618.0 sq. feet)



### First Floor

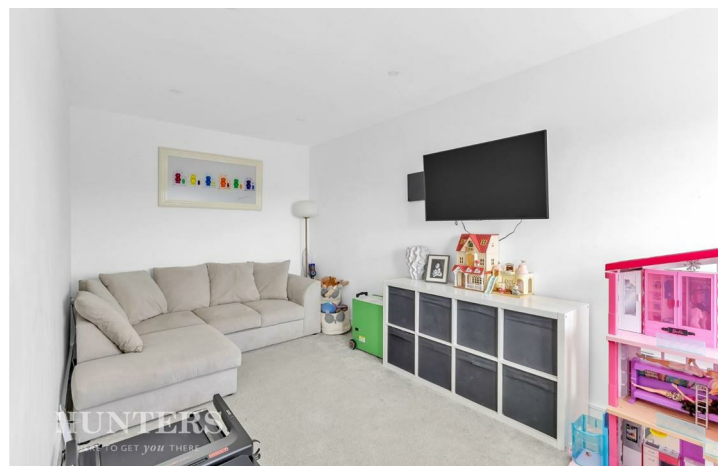
Approx. 57.4 sq. metres (618.0 sq. feet)

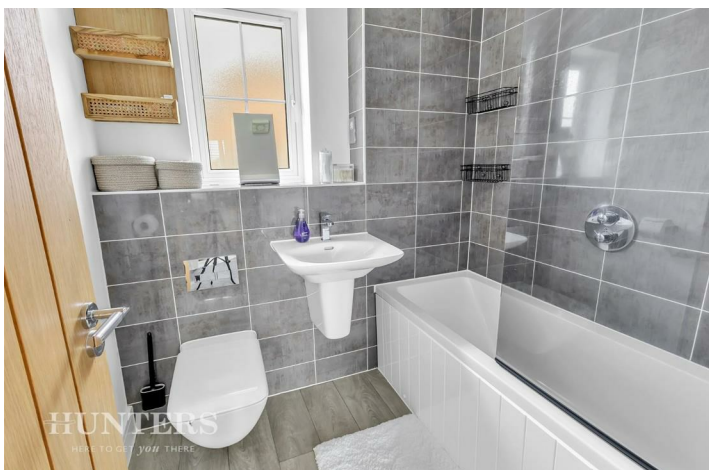
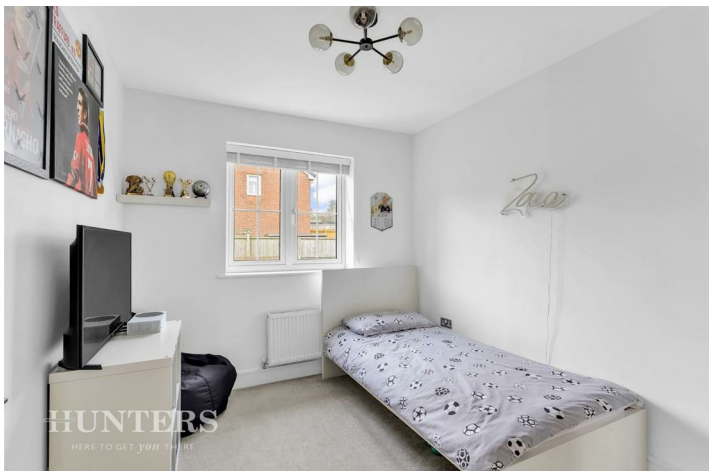


Total area: approx. 114.8 sq. metres (1236.1 sq. feet)

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.

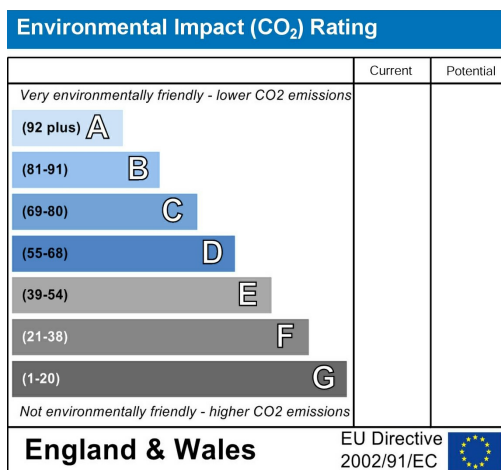
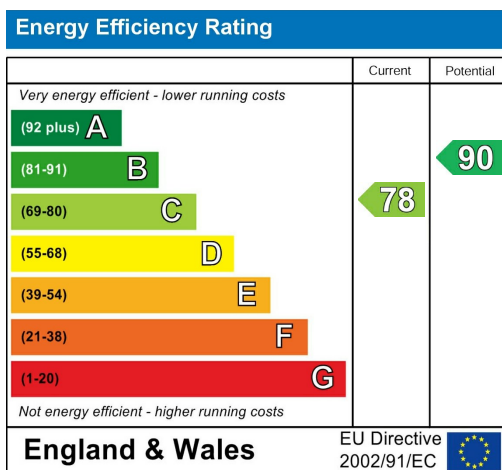








## Energy Efficiency Graph



## 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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