

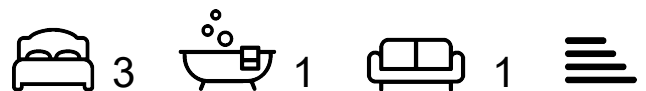


Laurels Drive

Smithy Bridge, OL15 0DU

£245,000

- SEMI DETACHED PROPERTY
- MODERN DINING KITCHEN
- GARDENS TO FRONT AND REAR
- VIEWINGS ARE HIGHLY RECOMMENDED
- EPC RATING TBC



- THREE BEDROOMS
- LOCATED CLOSE TO LOCAL PRIMARY SCHOOL, TRAIN STATION AND HOLLINGWORTH LAKE
- GARAGE AND DRIVEWAY
- COUNCIL TAX BAND B
- LEASEHOLD

Laurels Drive

Smithy Bridge, OL15 0DU

£245,000



Situated in the highly desirable area of Smithy Bridge, Hunters Estate Agents are thrilled to offer to the marketing this semi-detached family home, ideal for growing families. Conveniently located close to well-regarded local schools, Smithy Bridge train station with direct links to Leeds and Manchester, and the stunning Hollingworth Lake and surrounding countryside, this property ticks all the right boxes for location and lifestyle.

The accommodation comprises a welcoming entrance hallway, a comfortable lounge, and a recently fitted modern dining kitchen, perfect for family living. Upstairs, there are three well-proportioned bedrooms and a fitted bathroom.

Externally, the property has gardens to the front and rear, ideal for outdoor entertaining and family time, along with a detached garage providing additional storage.

A fantastic opportunity to acquire a well-presented home in a prime location. Early viewing is highly recommended.

Entrance Hall

6'7" x 4'9" (2.01 x 1.45)

The property is entered via a uPVC double-glazed front door into a welcoming hallway, with stairs leading to the first floor and a door providing access to the lounge.

Lounge

13'3" x 10'9" (4.04 x 3.30)

The lounge features a large front-facing bay window that fills the room with natural light, and a built in media wall with electric fire creating a focal point to the room. Modern glass double doors leading to the dining room providing an open flow for entertaining.

Dining Kitchen

15'10" x 10'3" (4.85 x 3.13)

This beautifully presented, contemporary kitchen features a sleek range of high gloss wall and base units, complemented by integrated appliances including an electric oven and hob with overhead extractor fan, fridge freezer, dishwasher, and washing machine. The design also incorporates a stylish sink area and offers ample space to accommodate a large dining table, perfect for entertaining. Double patio doors open directly onto the rear garden, flooding the space with natural light and providing easy access to outdoor living.

Landing

7'11" x 5'10" (2.42 x 1.80)

With access to all first floor rooms and loft space.

Bedroom 1

13'3" x 8'7" (4.04 x 2.62)

A double bedroom located to the front of the property with double glazed window enjoying open views.

Bedroom 2

10'3" x 9'8" (3.13 x 2.95)

A further double bedroom located to the rear of the property enjoying views of the rear garden.

Bedroom 3

10'3" x 6'11" (3.13 x 2.13)

The smallest of the three bedrooms, yet still a single room located to the front of the property.

Bathroom

6'4" x 4'11" (1.95 x 1.52)

The bathroom is fitted with a low-level WC, wash hand basin, and a panelled bath with an overhead shower.

Gardens, Garage & Parking

18'0" x 9'9" (5.50 x 2.99)

The property boasts a well-maintained lawn garden to the front, while the rear features a low-maintenance paved garden — ideal for outdoor seating and enjoying the sunshine. Additional benefits include a single garage to the side and a driveway, offering convenient off-street parking.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 928

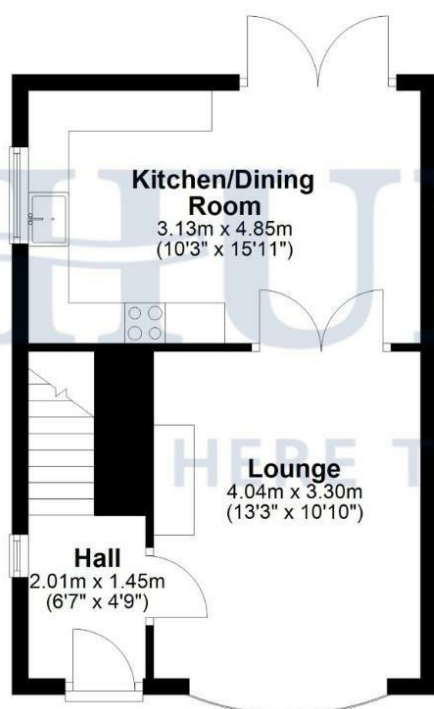
Leasehold Annual Ground Rent Amount; £17.50

Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

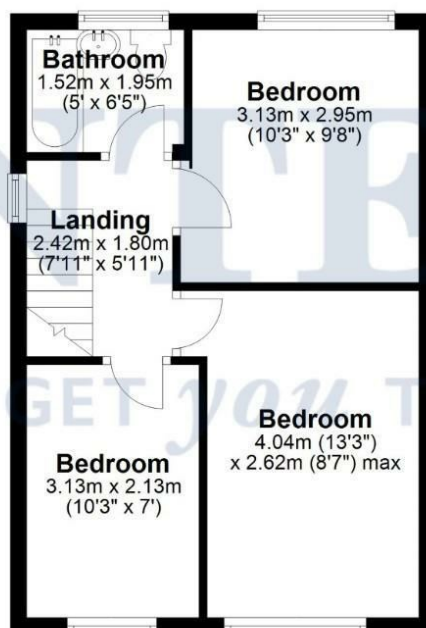
Ground Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



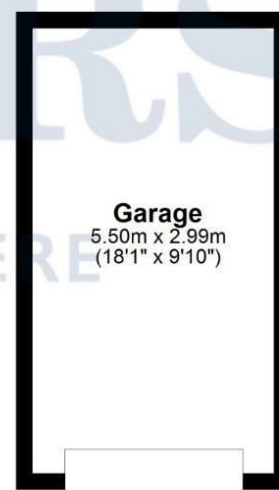
First Floor

Approx. 35.3 sq. metres (379.5 sq. feet)



Outbuilding

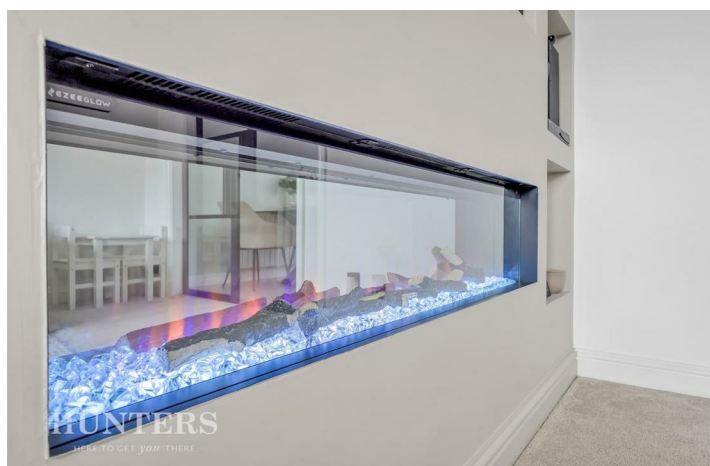
Approx. 16.4 sq. metres (177.0 sq. feet)

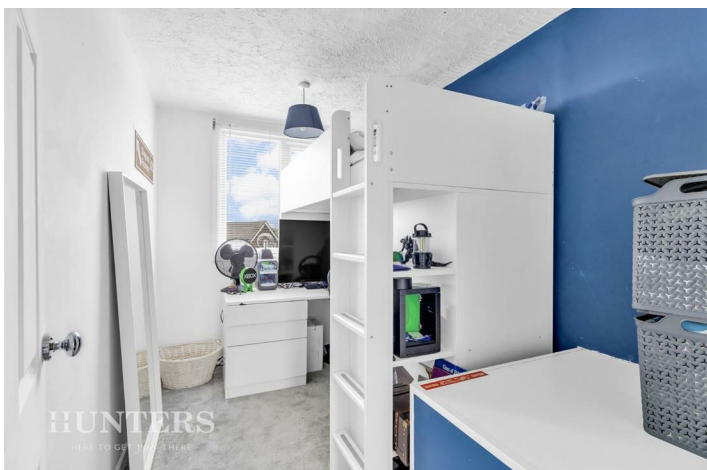


Total area: approx. 85.7 sq. metres (922.3 sq. feet)

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.

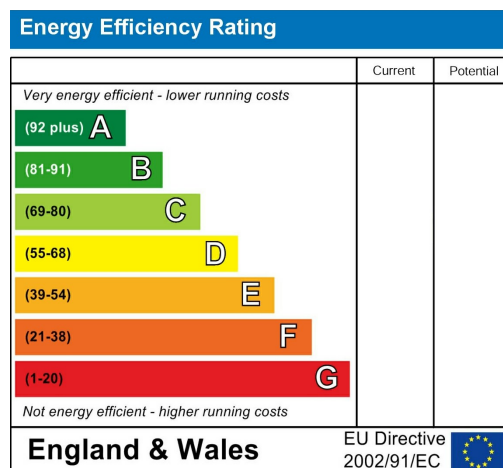
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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