



## Henry Street, Smithy Bridge, , OL15 0EW

- TWO DOUBLE BEDROOMS
- CLOSE TO SMITHY BRIDGE TRAIN STATION & LOCAL PRIMARY SCHOOL
- RECENTLY FITTED BREAKFAST KITCHEN & BATHROOM
- WALKING DISTANCE TO HOLLINGWORTH LAKE
- PRIVATE YARD TO REAR
- BEAUTIFULLY PRESENTED THROUGHOUT
- LEASEHOLD
- EPC RATING C
- COUNCIL TAX BAND A

**£169,950**





# Henry Street, Smithy Bridge, , OL15 0EW

## DESCRIPTION

This beautifully presented end-terraced property is ideally located within walking distance of the local primary school, Smithy Bridge train station, and the scenic Hollingworth Lake. Offering the perfect blend of comfort and convenience, this home is perfect for first-time buyers or those looking to downsize.

Previously a three-bedroom property, it is now configured as a spacious two-bedroom home. The ground floor features a generous lounge with a vestibule, leading into a recently fitted, modern breakfast kitchen – perfect for family meals and entertaining. Upstairs, you'll find two bright and airy double bedrooms, as well as a recently installed, stylish bathroom suite.

Externally, the property benefits from a private, enclosed rear yard, providing a peaceful outdoor space for relaxing or entertaining.



### Lounge

13'7" x 13'5"

A welcoming lounge with vestibule and electric 'wood burner' effect fire.

### Breakfast Kitchen

13'5" x 12'8"

A recently fitted breakfast kitchen, comprising of a range of wall and base units, sink, electric hob with over head extractor fan, oven, microwave, wine cooler and integrated appliances including a fridge freezer and washing machine and breakfast bar. With Karndean flooring, convenient under stairs storage cupboard and the house combi boiler can also be located in the kitchen.

### Landing

13'5" x 4'9"

With access to all first floor rooms and loft which has a pull down ladder, lighting and boarded.

### Bedroom 1

13'5" x 9'8"

A spacious double bedroom, formally two bedrooms with a built in wardrobe and enjoying views of the surrounding countryside.

### Bedroom 2

11'5" x 8'7"

A further double bedroom located to the front of the property with a decorative feature fireplace.

### Bathroom

11'5" x 4'5"

A recently fitted bathroom, comprising of a panelled bath with over head shower and screen, low level WC, wash hand basin and chrome heated towel rail.

### Rear Yard

A low maintenance and recently resin yard, ideal for those wanting to sit out.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 924

Leasehold Annual Ground Rent Amount; £2.00

Council Tax Banding; ROCHDALE COUNCIL BAND A

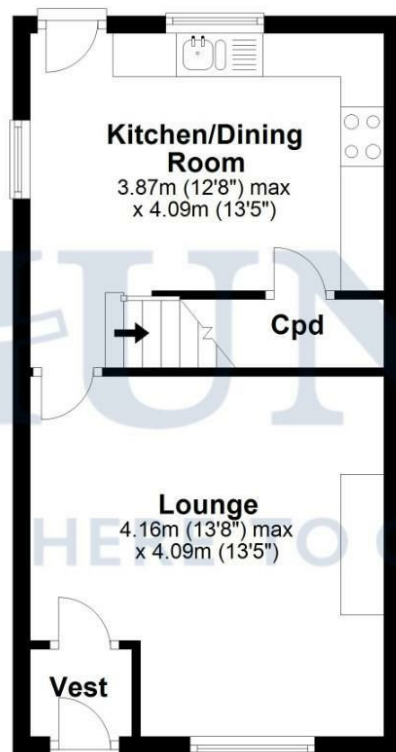






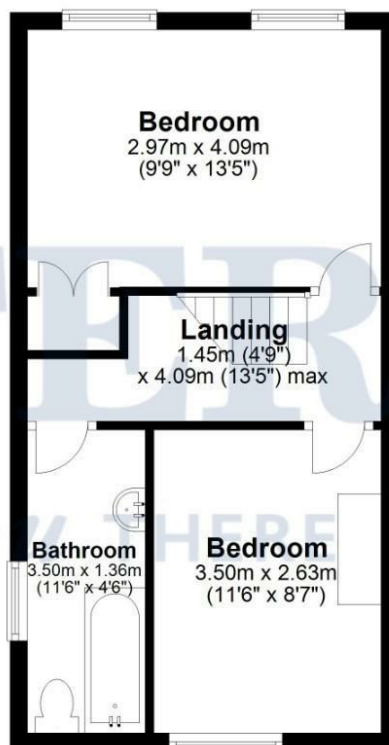
## Ground Floor

Approx. 33.3 sq. metres (358.0 sq. feet)



## First Floor

Approx. 33.3 sq. metres (358.0 sq. feet)



Total area: approx. 66.5 sq. metres (715.9 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

Plan produced using PlanUp.

## Viewings

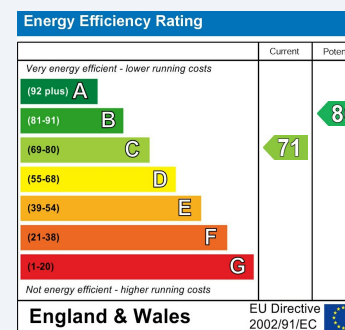
Please contact [littleborough@hunters.com](mailto:littleborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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