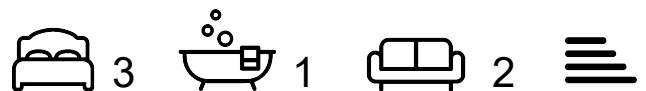




Calliards Road

Smithy Bridge, Rochdale, OL16 2SR

£225,000



- EXTENDED LINK DETACHED PROPERTY
- THREE BEDROOMS
- RECENTLY INSTALLED NEW BOILER
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND C
- THREE RECEPTION ROOMS
- UTILITY ROOM AND DOWNSTAIRS WC
- CLOSE TO SMITHY BRIDGE TRAIN STATION AND HOLLINGWORTH LAKE
- EPC RATING TBC
- FREEHOLD

Calliards Road

Smithy Bridge, Rochdale, OL16 2SR

£225,000



Hunters Estate Agents are pleased to present this well-maintained and well-proportioned EXTENDED link-detached property. The property benefits from easy access to local amenities, including shops, schools, and excellent transport links to both Manchester and Leeds, via the motorway or Smithy Bridge train station.

Internally, the property comprises an entrance hallway, guest WC, lounge, kitchen, dining room, and a family room, which was the former garage and has been converted to provide versatile living space. Additionally, there is also a separate utility room on the ground floor. Upstairs, you'll find three spacious bedrooms and a family bathroom. The home also boasts gas central heating, with a recently installed new boiler, and double glazing throughout.

Externally, the property features a front garden with a driveway and carport. To the rear, there is a lovely enclosed garden with well-established borders. Viewings are highly recommended to fully appreciate the size, location, and accommodation this property has to offer.

Entrance Hall

Entrance is gained via the side of the property, leading into a practical hallway with space for hanging coats and storing shoes. This hallway provides direct access to the downstairs accommodation.

Downstairs WC

The downstairs WC is a practical space, featuring a front-facing UPVC double-glazed window that allows natural light to fill the room. It is equipped with a WC and a wash basin, making it a functional addition to the home.

Lounge

17'1" x 11'9" (5.23 x 3.60)

The spacious lounge features a front-facing UPVC double-glazed window, allowing plenty of natural light. It includes TV and electrical ports, with carpeted flooring throughout. Stairs lead to the first floor, and a double radiator provides ample warmth to the room. A door leads through to the kitchen.

Kitchen

15'2" x 8'7" (4.63 x 2.64)

The kitchen is equipped with base units for ample storage, along with designated spaces for an oven and hob, a dishwasher, and a fridge freezer. It offers access to the dining room, with the potential to be opened up further, creating a more open-plan living space. The room is finished with vinyl flooring, and although the design is somewhat dated, it presents great opportunity for modernization and improvement.

Extended Dining Room

13'9" x 10'4" (4.20 x 3.16)

The dining room has been extended, offering a generously sized space with great potential. It provides plenty of room for family meals and entertaining, and the sliding door opens directly to the garden, bringing in natural light and offering easy access to outdoor space. The room is a fantastic opportunity for customization and improvement to suit modern needs.

Family Room

14'6" x 8'8" (4.43 x 2.66)

The family room was originally a garage, now converted to provide additional versatile living space. It features a window to the front, allowing natural light to flood the room. This space offers a range of possibilities, whether for a playroom, office, or an additional bedroom, making it a flexible and valuable part of the home.

Utility Room

10'1" x 7'0" (3.09 x 2.15)

The utility room features a rear-facing UPVC double-glazed window and door, providing access to the rear garden. It includes plumbing for a washing machine and space for white goods, offering practical storage and utility space. The boiler can also be located in the utility room.

Landing

The landing features a window to the side aspect, allowing natural light to brighten the area. It provides access to the loft and leads to the rest of the accommodation on the upper floor.

Bedroom 1

14'4" x 11'6" (4.39 x 3.52)

This spacious double bedroom features a front-facing UPVC double-glazed window, allowing plenty of natural light to fill the room. It has carpeted flooring throughout and is equipped with a double radiator for added warmth and comfort.

Bedroom 2

9'10" x 8'8" (3.00 x 2.65)

Double bedroom with a rear aspect window overlooking the rear garden.

Bedroom 3

11'3" x 6'6" (3.43 x 1.99)

A good-sized single room, ideal for a child's bedroom. It features a window to the front, allowing natural light to brighten the space.

Bathroom

6'6" x 5'7" (1.99 x 1.72)

The bathroom is located to the rear of the property and features a three-piece suite, including a bath with an overhead electric shower, WC, and wash basin. The walls are tiled, and the floor is finished with vinyl flooring. A single radiator provides warmth and comfort to the space.

Gardens & Parking

Externally, the property features a garden to the front, along with a driveway and a carport for off-road parking. To the rear, there is a large stone-flagged patio area, perfect for outdoor dining and relaxation, alongside a lawn garden with well-stocked borders, adding a touch of greenery and charm to the space.

Material Information - Littleborough

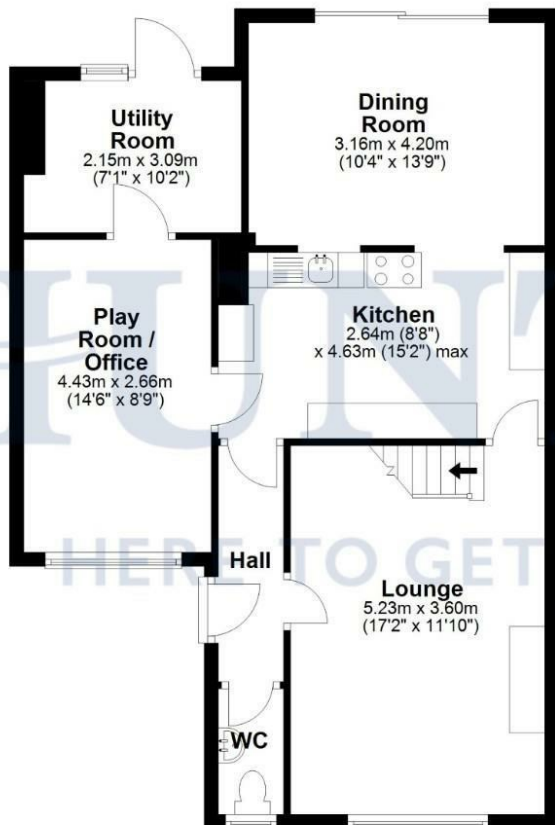
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

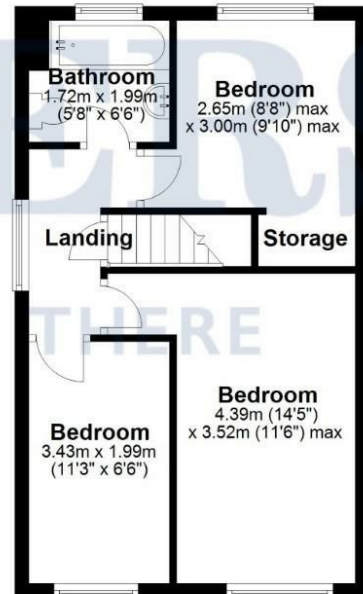
Ground Floor

Approx. 70.0 sq. metres (753.9 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.6 sq. feet)



Total area: approx. 107.0 sq. metres (1151.5 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.







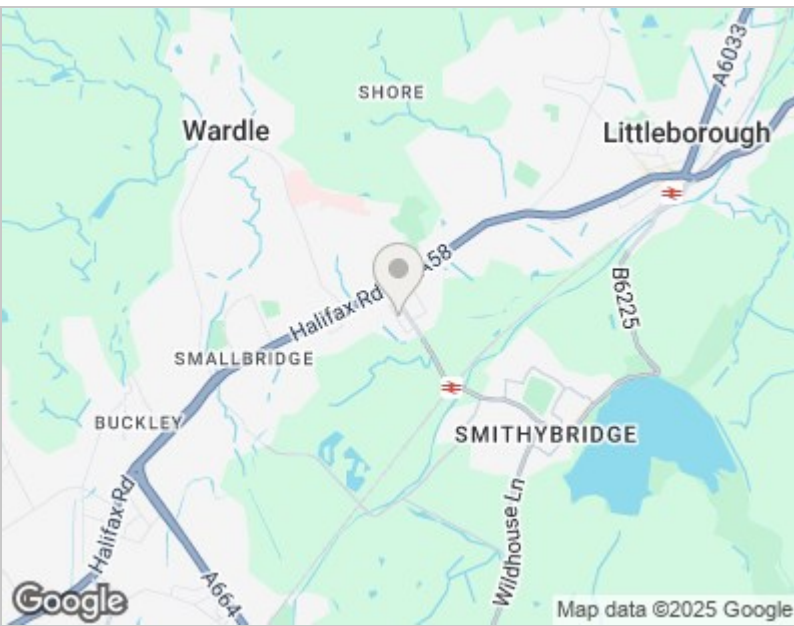
Energy Efficiency Graph



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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
<https://www.hunters.com>

