

HUNTERS®

HERE TO GET *you* THERE



Barke Street

Smithy Bridge, Littleborough, OL15 8QN

£245,000



- MODERN STYLISH END TOWN HOUSE
- OPEN ASPECT VIEW TO THE REAR
- TWO BATHROOMS PLUS CLOAKROOM/WC
- AMENITIES WITHIN WALKING DISTANCE
- COUNCIL TAX BAND C
- QUALITY FIXTURES AND FITTINGS
- THREE BEDROOMS WITH FABULOUS MASTER SUITE TO THE SECOND FLOOR
- SOUGHT AFTER SMITHY BRIDGE LOCATION
- FREEHOLD
- EPC RATING C

Tel: 01706 390 500

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Hunters Estate Agents are excited to be able to offer to the market this modern and stylish end townhouse property. Tucked away off the main road in Smithy Bridge and only a short distance away from Hollingworth Lake country park, a number of excellent primary schools and is also close to the well regarded high school Hollingworth High. For those looking to commute Smithy Bridge train station offers easy access to both Leeds and Manchester with the M62 motorway junction only a short drive away in Milnrow. Internally the property is light and bright and is set out over three floors and briefly comprises of an entrance hallway, open plan lounge, kitchen, dining area and a useful downstairs WC. To the first floor there are two bedrooms and a family three piece bathroom suite. The second floor boasts a fabulous master suite with a walk in wet room style en-suite shower room, dressing area and plenty of space for further bedroom furniture. Externally the property has a two car block paved drive to the front and to the rear of the property there is an enclosed Indian stone flagged patio garden that enjoys a fabulous open aspect view over neighbouring fields. A viewing is highly recommended to fully appreciate the quality and space on offer. Call now to arrange your viewing.

Entrance

A useful space to be able to hang coats and store shoes before entering the living accommodation, the stairs lead to the first flooring landing.

Lounge Area

26'7" max x 12'11" max (lounge & kitchen) (8.12 max x 3.95 max (lounge & kitchen))

Light and bright with newly installed double glazed window to the front aspect flooding the room with plenty of natural light, wall mounted TV points and open plan to the kitchen.

Dining Kitchen

Quality fitted base and wall units with solid oak bespoke worktops. Featuring a range of integral appliances including an integrated dishwasher, washing machine, fridge and freezer. A 5 ring range oven and a modern sink. With further storage cupboards, one housing the combi boiler. Double glazed uPVC window and French doors look out to the rear garden and the beautiful open outlook. Plenty of space for a family dining table.

Cloakroom/WC

Useful to have in any home, a low level WC and wash hand basin.

Landing

12'6" max x 5'9" (3.82 max x 1.77)

Access to the first floor rooms and the stairs to the second floor.

Bedroom 2

13'1" max x 12'11" max (3.99 max x 3.95 max)

Generous double bedroom, which is tastefully decorated and benefits from useful built in storage and two newly installed windows to the front aspect.

Bedroom 3

10'4" x 7'7" max (3.15 x 2.32 max)

A good sized single bedroom with a feature

Juliette balcony to be able to make the most of the fabulous view to the rear aspect. Ideal for a child's bedroom or would make a lovely home office that is light and bright.

Family Bathroom

7'7" x 5'0" (2.32 x 1.53)

Modern quality fitted three piece bathroom suite with a low level WC, wash hand basin and bath. Heated towel rail, tiled and a window to the rear aspect.

Second Floor Master Suite

26'7" max x 12'11" max (8.12 max x 3.95 max)

This bedroom sets this modern town house apart from most other new builds, boasting an open plan contemporary suite with a stylish fully tiled walk in wet room en-suite with quality fittings. Dressing area and plenty of space for further bedroom furniture. Windows to both front and rear aspects.

Garden

An enclosed Indian stone flagged patio garden which has outdoor tap, timber shed and stunning views over the field to the rear.

Parking

Space for up to two cars on the block paved driveway.

Material Information - Littleborough

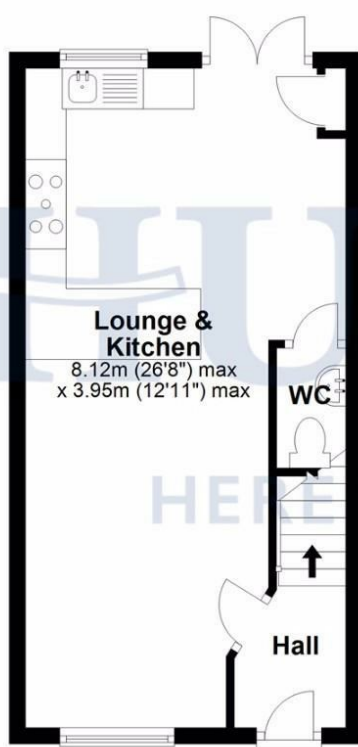
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

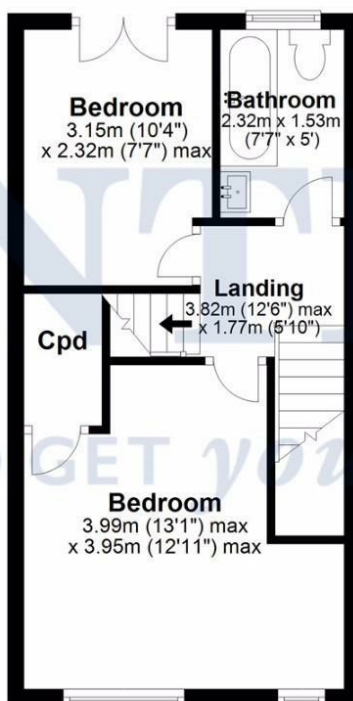
Ground Floor

Approx. 32.0 sq. metres (344.8 sq. feet)



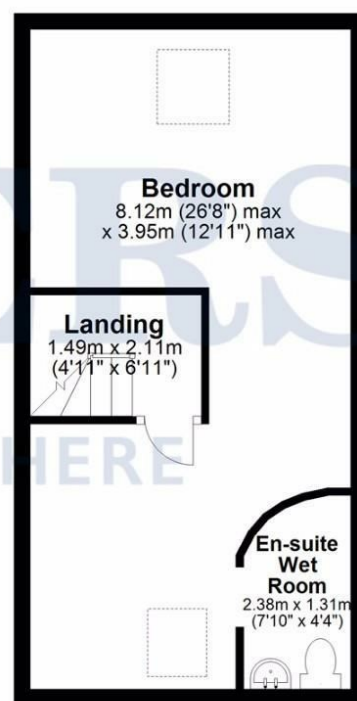
First Floor

Approx. 32.0 sq. metres (344.8 sq. feet)



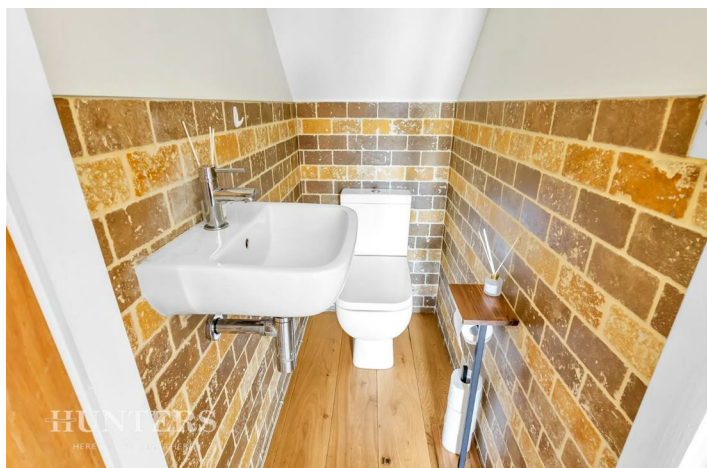
Second Floor

Approx. 32.0 sq. metres (344.8 sq. feet)

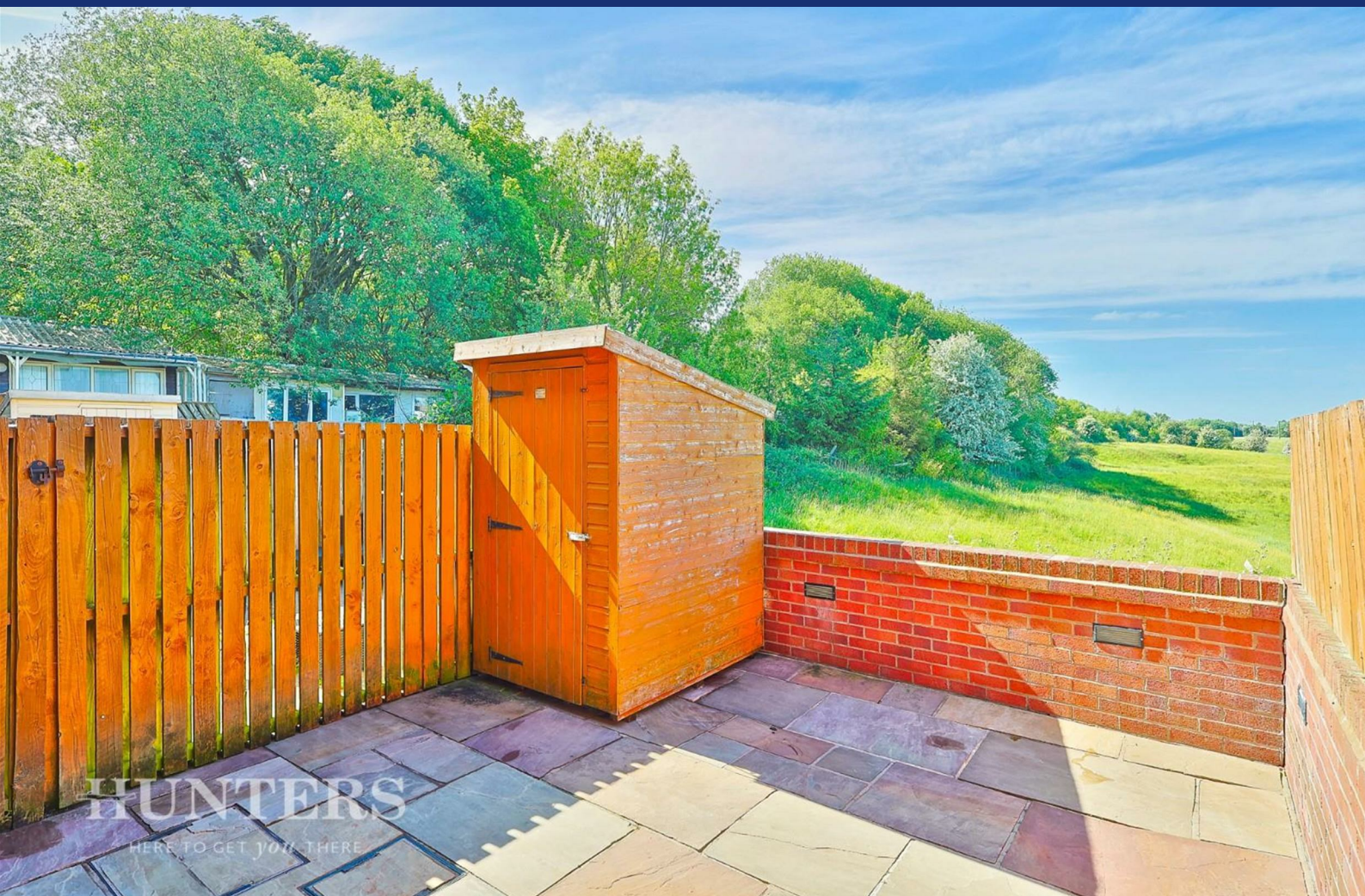


Total area: approx. 96.1 sq. metres (1034.4 sq. feet)

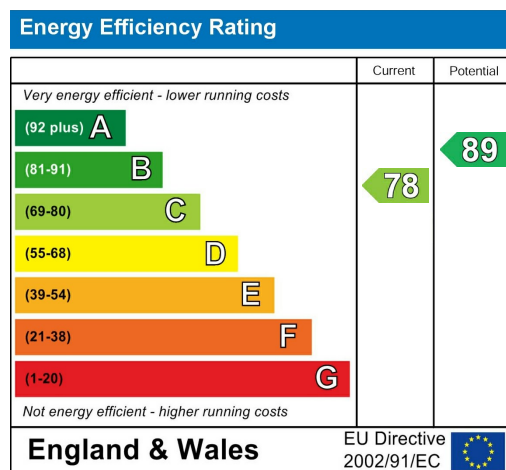
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters
Plan produced using PlanUp.







Energy Efficiency Graph



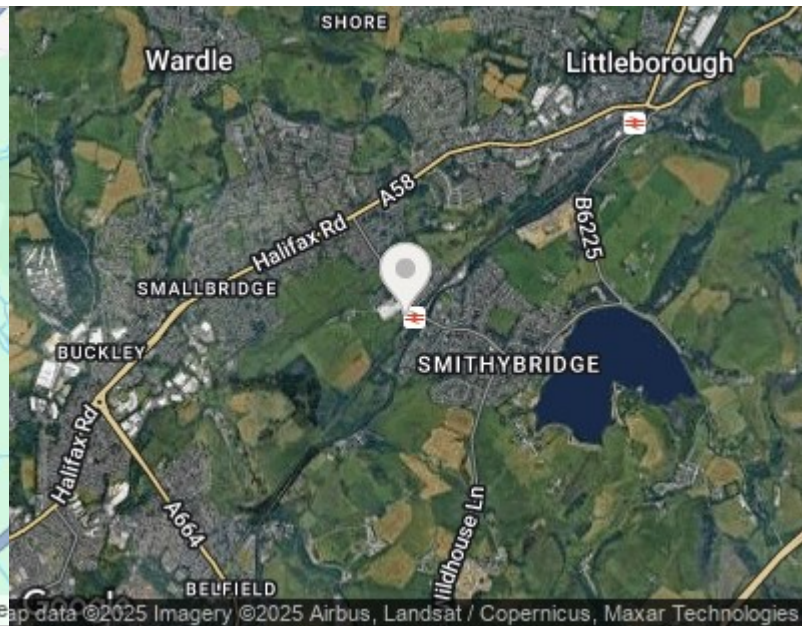
Viewing

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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