

HUNTERS®

HERE TO GET *you* THERE



Laurels Drive

Smithy Bridge, OL15 0DU

£385,000



- DETACHED FAMILY HOME
- FOUR BEDROOMS
- KITCHEN AND UTILITY ROOM
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND D
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- BEAUTIFUL GARDENS FRONT AND REAR
- LEASEHOLD
- EPC RATING C

Tel: 01706 390 500

Laurels Drive

Smithy Bridge, OL15 0DU

£385,000



A truly wonderful detached family home, lovingly cared for over many years, offering generous and versatile accommodation alongside beautifully maintained gardens to the front and rear.

Step inside to a welcoming entrance hall that leads to a bright and airy lounge, a separate dining room, and a charming conservatory with a thermal roof – a perfect space to relax and enjoy all year round. The kitchen is practical and well-proportioned, complemented by a handy utility room, while a downstairs shower room adds extra convenience for family life. Upstairs, you'll find four comfortable bedrooms and a family bathroom, offering plenty of space for everyone.

Outside, a driveway provides off-road parking, and the garage, partially partitioned to create the utility room, offers additional storage and flexibility. The rear garden is a private, sunny haven, ideal for relaxing or entertaining, while the front garden adds an inviting touch with its well-kept lawn and planted borders.

Perfectly positioned in the heart of Smithy Bridge, the property is within walking distance of the train station with excellent links to Leeds and Manchester, as well as local schools and the stunning Hollingworth Lake, renowned for its restaurants, shops, and scenic countryside walks.

Viewing is highly recommended to fully appreciate this charming and versatile family home.

Entrance Hall

14'10" x 6'3" (4.54 x 1.93)

A light and welcoming space with stairs leading to the first floor and handy hidden storage cupboards under the stairs, perfect for coats, shoes, and everyday essentials.

Lounge

14'10" x 12'2" (4.54 x 3.72)

A bright and inviting reception room, featuring a front-facing bay window that fills the space with natural light. The room is tastefully decorated and includes a remote-controlled electric fire with a limestone surround as a charming focal point. Doors lead seamlessly through to the dining room, creating a natural flow for everyday living.

Dining Room

9'11" x 13'7" (3.03 x 4.15)

A generous space offering plenty of room for a large family dining table. Conveniently located adjacent to the kitchen, some neighbouring properties have extended this area by knocking through. French doors open into the conservatory, providing a lovely flow between indoor and outdoor living spaces.

Kitchen

9'11" x 13'1" (3.03 x 4.01)

A well-presented and practical fitted kitchen, offering a range of wall and base units with ample storage. Features include a stainless steel sink and drainer, along with a comprehensive selection of integrated appliances such as a hob, extractor fan, fridge freezer, dishwasher, microwave, oven, and grill. The kitchen enjoys pleasant views over the rear garden and benefits from a door providing access to the side of the property.

Conservatory

12'8" x 12'2" (3.88 x 3.72)

A versatile all-year-round room with an insulated tiled roof and a fully plastered wall on one side for added privacy. French doors lead out to the garden, creating a bright and enjoyable space to relax or entertain throughout the year.

Downstairs Shower Room

4'8" x 7'10" (1.43 x 2.41)

A well-appointed three-piece suite comprising a WC, built-in wash hand basin with storage, and a shower. The room features a heated towel rail and tiled walls and floor, creating a practical and stylish space.

Utility Room

6'7" x 7'10" (2.02 x 2.41)

Created by converting part of the garage with a partition wall and internal door access, this practical space offers plumbing and room for appliances. A useful addition for any family home, providing extra storage and functionality.

Landing

With loft access via a pull-down ladder; the loft is boarded and offers useful storage. There is also a handy storage cupboard on the landing, with doors leading to all first-floor rooms.

Bedroom 1

11'9" x 12'2" (3.60 x 3.72)

A light and airy double bedroom with a front-facing window and a range of fitted wardrobes, offering plenty of storage and a comfortable, welcoming space.

Bedroom 2

11'9" x 11'2" (3.60 x 3.41)

Another good-sized double bedroom, featuring fitted wardrobes and a large built-in storage cupboard. A front-facing window fills the room with natural light, creating a bright and practical space.

Bedroom 3

8'11" x 8'3" (2.72 x 2.53)

A well-proportioned room with fitted bedroom furniture and an additional built-in cupboard. A rear-facing window overlooks the garden, providing natural light and making it an ideal bedroom for a child.

Bedroom 4

8'11" x 7'10" (2.72 x 2.41)

A good-sized fourth bedroom, ideal as a child's room or home office. A rear-facing window overlooks the garden, filling the room with natural light.

Family Bathroom

5'6" x 7'6" (1.70 x 2.29)

A well-appointed three-piece suite with a shower over the bath, a heated towel rail, and a fitted storage unit. A rear-facing window provides natural light and ventilation, with tiled walls and flooring completing the practical space.

Gardens

The gardens to this home are truly beautiful and well-established, featuring stocked borders with an array of plants, trees, and flowers. A well-cared-for lawn provides a pleasant outdoor space, complemented by a patio seating area just outside the conservatory, a pergola, a shed, and two water butts. The rear garden is fully enclosed by fencing and benefits from side access. To the front, a pretty garden with a lawn and flower and shrub borders adds to the property's charm.

Drive and Garage

The property benefits from a driveway providing convenient off-road parking. The garage features an up-and-over door and offers good storage space, with part of the garage partitioned off to create the utility room.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 749

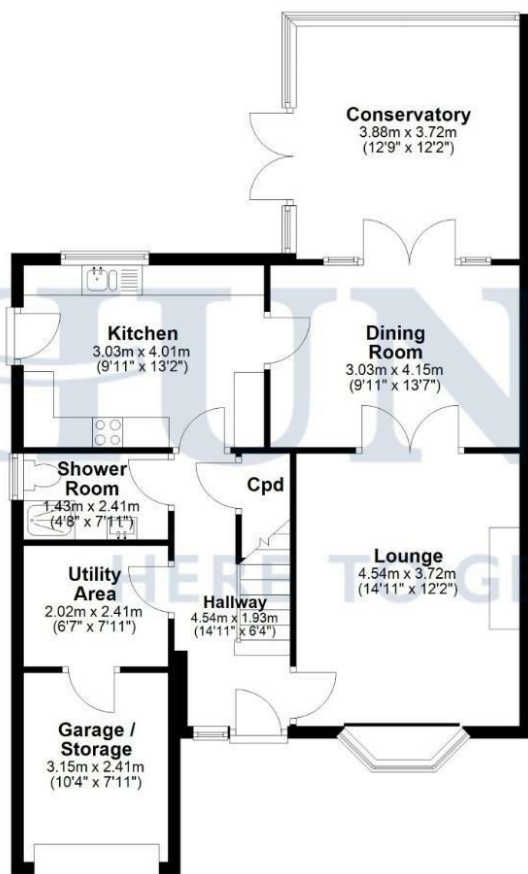
Leasehold Annual Ground Rent Amount £25.00

Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan

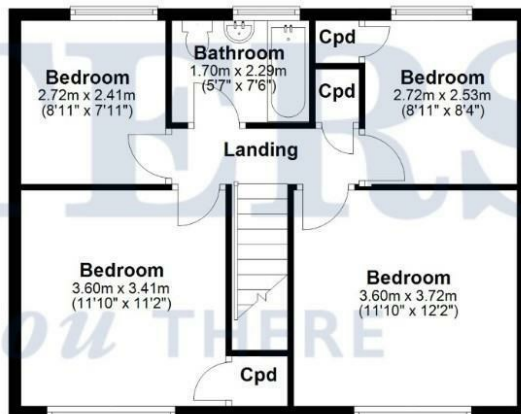
Ground Floor

Approx. 83.9 sq. metres (903.0 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.7 sq. feet)



Total area: approx. 136.9 sq. metres (1473.7 sq. feet)

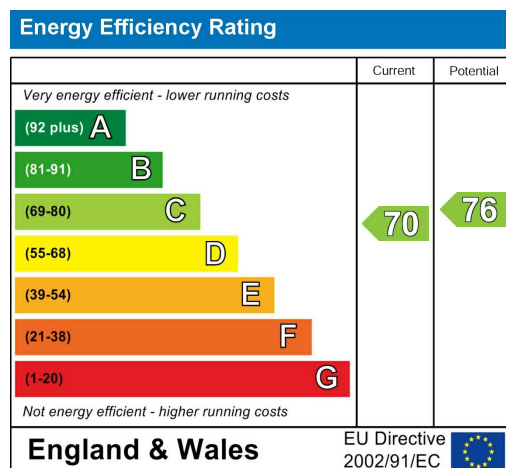
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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>

