

# HUNTERS®

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## Windham Street

Smallbridge, Rochdale, OL16 2PY

Offers In The Region Of £220,000



- MODERN THREE BEDROOM BUNGALOW
- OPEN PLAN LIVING KITCHEN
- TWO BEDROOMS TO GROUND FLOOR
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND B
- MASTER BEDROOM AND EN-SUITE ON FIRST FLOOR
- DOWNSTAIRS SHOWER ROOM
- BEAUTIFUL GARDEN AND LAND BEYOND
- EPC RATING B
- LEASEHOLD

Tel: 01706 390 500

# Windham Street

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Hunters Estate Agents are delighted to present this stunning three-bedroom semi-detached bungalow, built in 2016, set within a small, select development of similar homes.

This charming stone-built bungalow has been finished to an exceptional standard, with quality fixtures and fittings throughout, and enjoys a peaceful, private rear aspect. Ideally located close to local amenities, with direct bus routes into Rochdale, Milnrow, and Littleborough.

Inside, the home welcomes you with an entrance hall leading to a stylish, modern kitchen, open plan to a bright and airy lounge. There are two ground-floor bedrooms, one currently used as a comfortable sitting room, and a modern downstairs shower room. Upstairs, a spacious double bedroom features a private en-suite shower room, providing a relaxing retreat.

Outside, the property offers off-road parking and a generous, beautifully maintained rear garden, with the added benefit of owning the land beyond, perfect for outdoor entertaining and enjoying the outdoors.

This is a truly special home, and viewings are highly recommended to appreciate everything it has to offer.



### Entrance Hall

A useful space to hang coats and store shoes, the stairs lead to the first floor and a door into the lounge.

### Lounge

14'8" x 14'11" max (4.49 x 4.55 max)

A bright and welcoming room with a front-facing window allowing plenty of natural light. The space features useful understairs storage and a media wall, providing a practical and stylish focal point for family living and entertaining.

### Kitchen Area

6'8" x 8'7" (2.04 x 2.62)

A modern and practical kitchen featuring a range of fitted units, integrated fridge freezer, built-in double oven and microwave, gas hob, and integrated washing machine and dishwasher. The space also benefits from a breakfast bar for casual dining.

### Inner Hallway

### Shower Room

7'10" x 5'8" (2.40 x 1.73)

A modern, fully tiled shower room comprising a WC, wash hand basin, and walk-in shower. A heated towel rail and a side-facing window add both comfort and natural light to the space.

### Bedroom 2

13'0" x 8'7" (3.97 x 2.62)

A spacious double bedroom with a rear-facing window, enjoying pleasant views over the garden.

### Bedroom 3

11'10" max x 11'3" (3.61 max x 3.45)

Currently used as a comfortable sitting room, this versatile space features French doors opening onto the garden, creating a bright and airy connection to the outdoors.

### Second Floor

A side window allows light into the landing area.

### Bedroom 1

17'5" x 14'11" max (5.31 x 4.55 max)

A spacious double bedroom featuring a range of built-in wardrobes, additional eaves storage, and a skylight, creating a bright and airy retreat.

### En-Suite WC

5'11" x 5'5" (1.81 x 1.67)

A modern en-suite comprising of a WC and wash hand basin providing a convenient and private bathroom space for the main bedroom.

### External

On the front, the property offers driveway parking for convenience. The rear features a private, enclosed paved garden with a storage shed and a charming summer house, perfect for relaxing or entertaining. Additionally, the land beyond the garden is owned by the property, providing extra space and potential.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 241

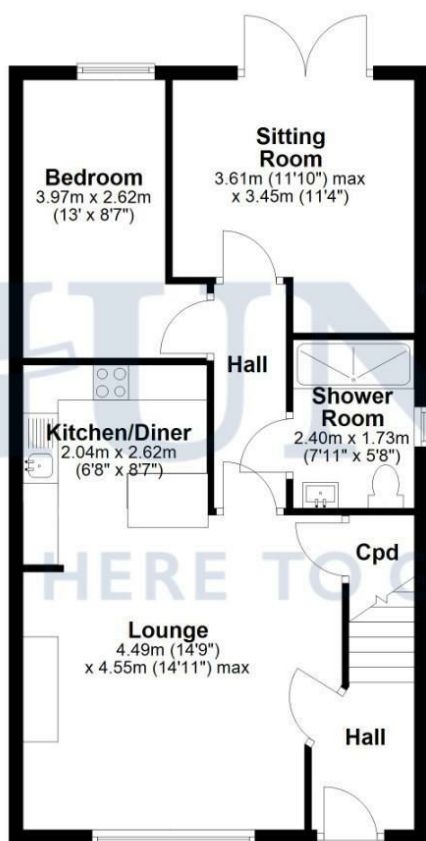
Leasehold Ground Rent Amount: £175.00

Council Tax Banding; Rochdale Council Band B

# Floorplan

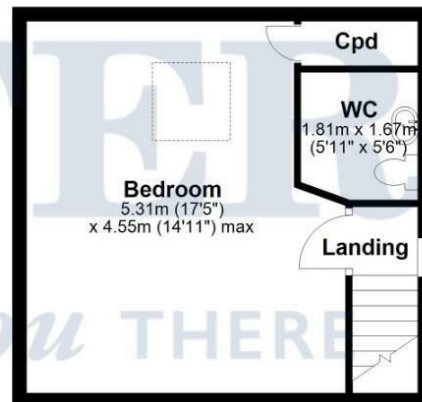
## Ground Floor

Approx. 59.8 sq. metres (643.2 sq. feet)



## First Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



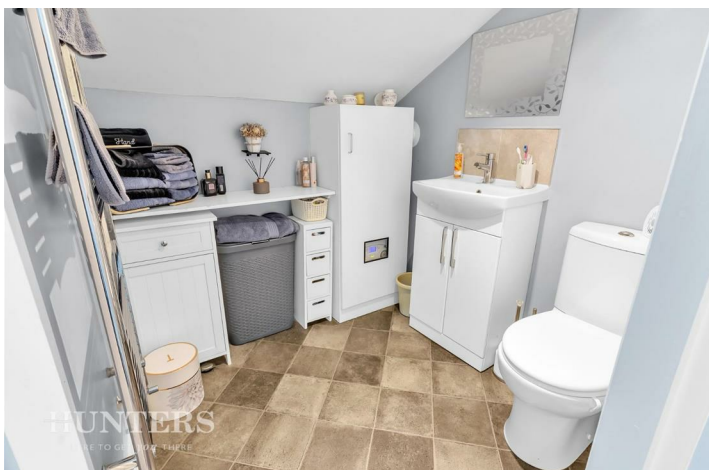
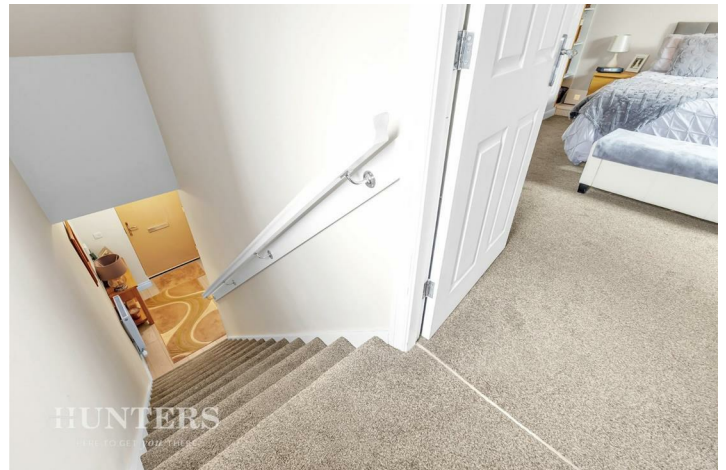
Total area: approx. 89.4 sq. metres (962.2 sq. feet)

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.



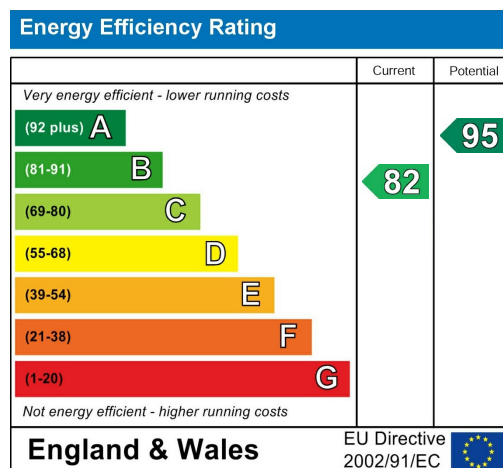








## Energy Efficiency Graph

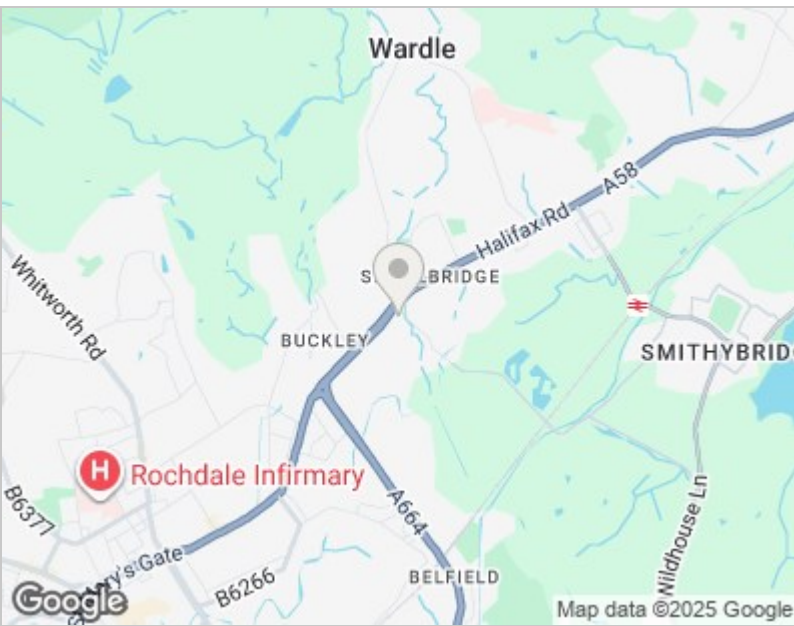


## Viewing

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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