



Abbey Drive

Smithy Bridge, Littleborough, OL15 0NA

£325,000



- SUBSTANTIALLY EXTENDED SEMI DETACHED • THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS/ BEDROOM FOUR • GENEROUS FAMILY BATHROOM
- LARGE CONSERVATORY
- KITCHEN WITH GOOD SIZED UTILITY AND WC
- GENEROUS CORNER PLOT GARDENS
- LEASEHOLD
- EPC RATING D
- COUNCIL TAX BAND C

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Hunters Estate Agents are delighted to present this substantially extended family home, set on a generous corner plot with a spacious garden, perfect for a growing family. Viewing is highly recommended to fully appreciate the size, layout, and versatile living spaces on offer.

The accommodation briefly comprises: an entrance hall, spacious lounge, kitchen/diner, a second reception room or fourth double bedroom, and a large utility room with a downstairs WC. The property also boasts a generously sized conservatory overlooking the garden, providing a light and inviting space to relax.

To the first floor, there are three double bedrooms, including a master with a dressing room, alongside an extensive family bathroom. The home is beautifully presented throughout, ready for a family to move in and enjoy.

Situated in a sought-after location, the property offers excellent access to local amenities in Smithy Bridge, including schools, shops, and the mainline train station to Leeds and Manchester. It is also within walking distance of Hollingworth Lake, making it ideal for outdoor leisure.

Call us now to arrange a viewing and fully appreciate everything this wonderful home has to offer.

Entrance

A useful space to be able to hang coats and store shoes with the stairs that lead to the first floor landing.

Lounge

13'10" x 14'0" (4.22 x 4.29)

A welcoming and spacious living room, filled with natural light from the front aspect window. The newly installed herringbone LVT flooring flows seamlessly through to the dining area, creating a sense of continuity and enhancing the bright, airy feel of the space.

Kitchen Diner

9'0" x 17'2" (2.76 x 5.25)

A well-appointed kitchen featuring a range of fitted wall and base units and a range-style oven, complemented by an integrated dishwasher and space for a fridge freezer. The kitchen area benefits from tiled flooring, which flows into the dining area with herringbone LVT flooring, creating a stylish and cohesive look. There is ample space for a dining table, and double doors and a window offer lovely views into the conservatory, filling the space with natural light.

Family Room/Bedroom 4

13'3" x 10'6" (4.04 x 3.21)

A generously sized versatile room, currently serving as a second reception space, but easily adaptable as a fourth double bedroom. A front aspect window fills the room with natural light, creating a bright and welcoming atmosphere.

Utility Room

11'1" x 10'6" max (3.39 x 3.21 max)

A large utility room with fitted storage space and plumbing for a washing machine and tumble dryer. A window looks out to the rear garden and the door leads out to the side aspect.

Downstairs WC

A low-level white WC with useful storage cupboard.

Conservatory

11'0" x 16'6" (3.36 x 5.05)

A spacious and light-filled room that overlooks the garden, offering a bright and versatile space.

Landing

A generous and light-filled landing, featuring built-in

storage cupboards and loft access with a pull-down ladder, providing excellent additional storage space and enhancing the functionality of the home.

Bedroom 1 & Dressing Room

12'0" x 10'10" max (3.68 x 3.32 max)

A spacious double bedroom with a front aspect window, enhanced by a walk-in wardrobe (formerly the third bedroom), providing a generous and practical space for storage and dressing.

Bedroom 2

11'1" x 10'6" (3.39 x 3.21)

Fantastic sized second double bedroom with a window to the front aspect.

Bedroom 3

10'9" x 10'10" max (3.30 x 3.32 max)

A third double bedroom located to the rear of the property.

Family Bathroom

13'3" max x 10'6" max (4.04 max x 3.21 max)

A real wow factor in this home, this fantastic bathroom is fully tiled and thoughtfully designed. It features a low-level WC, built-in wash hand basin, and a stylish freestanding bath, along with a separate walk-in wet room-style shower. A rear-facing window floods the space with natural light, creating a bright and relaxing retreat.

External

To the front, a block-paved driveway provides convenient off-road parking. The generous rear garden wraps around the property and has been thoughtfully landscaped for both style and function. It features a paved pergola seating area, an Astroturf lawn, and further raised patio seating areas—perfect for entertaining or relaxing.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 947

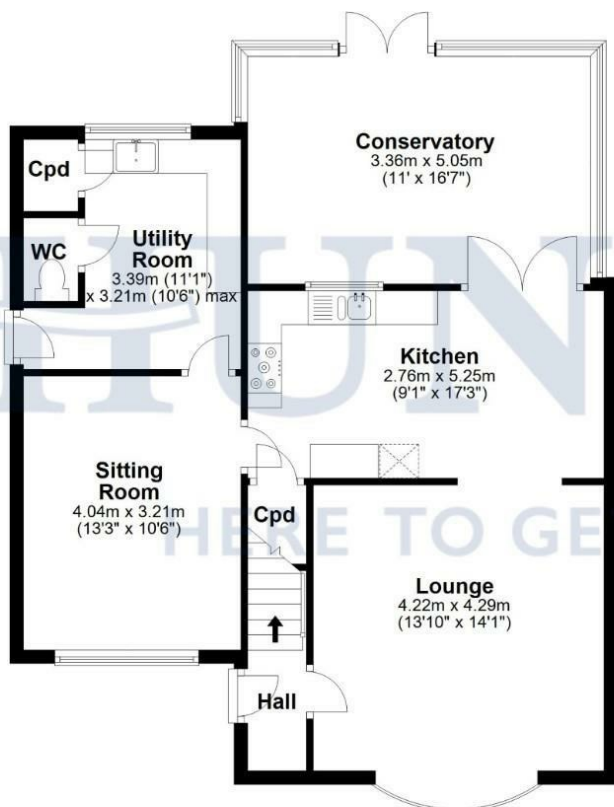
Leasehold Annual Service Charge Amount £16.00

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

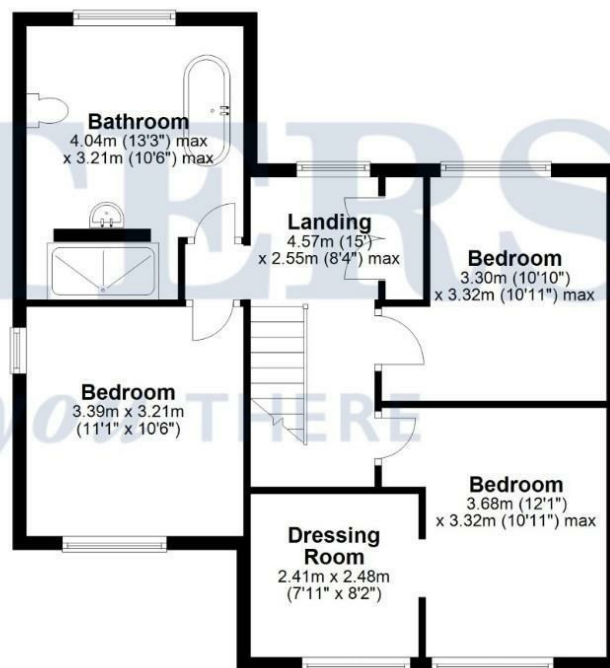
Ground Floor

Approx. 79.9 sq. metres (860.3 sq. feet)



First Floor

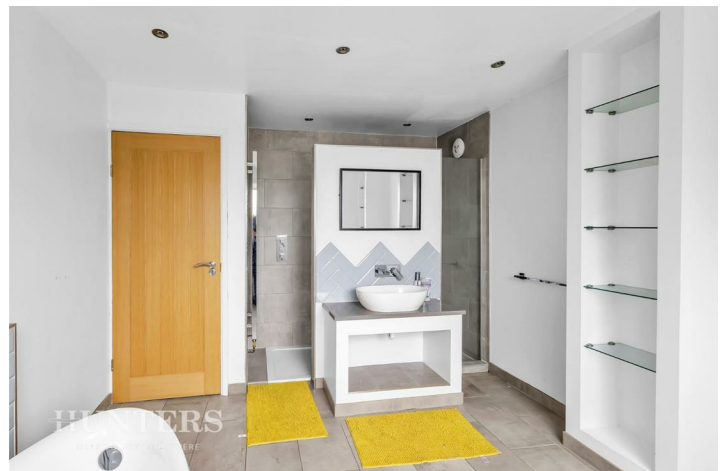
Approx. 61.9 sq. metres (666.1 sq. feet)



Total area: approx. 141.8 sq. metres (1526.5 sq. feet)

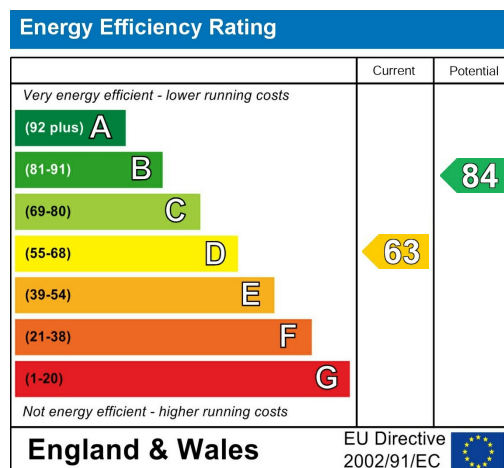
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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

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