



Whittaker Drive

Smithy Bridge, Littleborough, OL15 8QR

£260,000



- THREE BEDROOMED SEMI DETACHED HOUSE
- ATTRACTIVELY PRESENTED THROUGHOUT
- LARGE REAR GARDEN
- EPC RATING TBC
- LEASEHOLD
- SOUGHT AFTER SMITHY BRIDGE LOCATION
- CLOSE TO STATION AND LOCAL SCHOOLS
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND C

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This well-presented three-bedroom semi-detached property is located in the highly sought-after area of Smithy Bridge, offering excellent access to local schools, Smithy Bridge Railway Station, M62 motorway links, and the scenic Hollingworth Lake Country Park.

The property features a spacious open-plan dining kitchen, a superb rear garden with wonderful views and a converted attic room making it ideal for use as a home office, hobby room, or additional storage space.

Situated on a quiet cul-de-sac, this light and airy home benefits from gas-fired central heating and a garage, making it perfect for first-time buyers and young families alike.

Early internal viewing is highly recommended to fully appreciate everything this delightful property has to offer.

ENTRANCE HALL

Accessed via the side of the property, this welcoming space features a laminate floor, a built-in storage cupboard under the stairs, and a door leading through to the lounge and the kitchen, combining style, practicality, and easy flow throughout the home.

LOUNGE

11'9" x 16'9" (3.58 x 5.1)

A superb and spacious lounge filled with natural light, featuring a picture window that showcases the attractive views, a perfect space to relax and unwind.

DINING KITCHEN

12'8" x 16'9" (3.85 x 5.1)

A bright and open-plan dining kitchen featuring a range of fitted base and wall units with built-in oven and hob and an inset sink unit. There is space for additional appliances, a laminate floor, and spot lighting throughout. A spindle staircase leads to the first floor, while sliding doors provide direct access to the patio and rear garden, creating a stylish and practical hub for family life.

LANDING

Featuring a built-in storage cupboard and ladder access to the attic room, providing practical storage solutions and easy access to additional space.

BEDROOM 1

8'6" x 11'9" (2.58 x 3.58)

A bright and spacious double bedroom with a front-facing window offering fantastic views. Beautifully presented, it also benefits from a built-in cupboard, providing practical storage and a comfortable, welcoming retreat.

BEDROOM 2

8'3" x 9'7" (2.51 x 2.91)

A double bedroom with a lovely aspect overlooking the rear garden, with built-in storage.

BEDROOM 3

6'11" x 8'8" (2.12 x 2.65)

Single bedroom with attractive views, ideal as a child's room or as a home office.

BATHROOM

6'7" x 8'2" (2.01 x 2.49)

A modern three-piece suite comprising WC, wash hand basin, and bath with overhead shower. The room features a heated towel rail and a rear-facing window for natural light and ventilation, creating a bright and practical family bathroom.

ATTIC ROOM

12'4" x 16'9" (3.77 x 5.1)

Accessed via a loft ladder, this fully plastered, decorated, and carpeted room offers a versatile space ideal for storage, a home office, or hobby area. It features twin Velux skylight windows flooding the room with natural light and also houses the gas-fired central heating boiler.

GARAGE and DRIVE

9'6" x 17'1" (garage) (2.9 x 5.21 (garage))

A single garage with metal up-and-over door, power and lighting supplied. Additional private parking is available on the block-paved driveway, providing convenient off-street parking.

GARDENS

A superb rear garden featuring stepped patios and lawn areas, mature trees and shrubs, and enjoying stunning countryside views. There is an additional side patio for outdoor entertaining.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 946

Leasehold Annual Ground Rent Amount £25.00

Council Tax Banding; ROCHDALE COUNCIL
BAND C

Floorplan

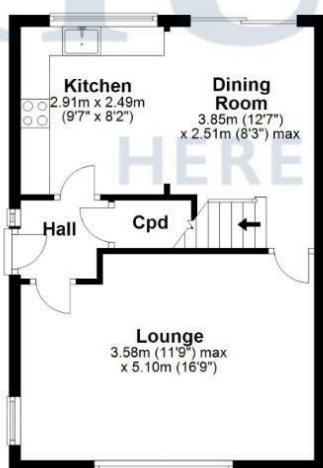
Basement

Approx. 15.1 sq. metres (162.9 sq. feet)



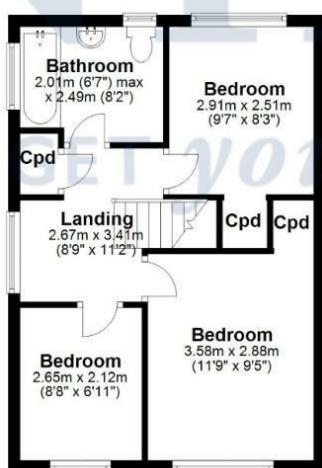
Ground Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



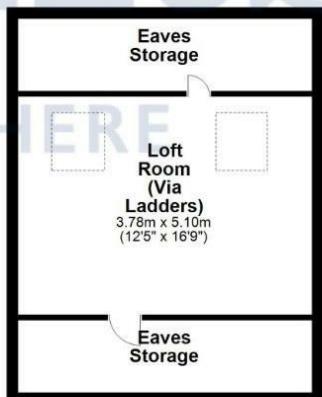
First Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



Second Floor

Approx. 33.1 sq. metres (355.9 sq. feet)



Total area: approx. 125.0 sq. metres (1345.2 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.





Tel: 01706 390 500



Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

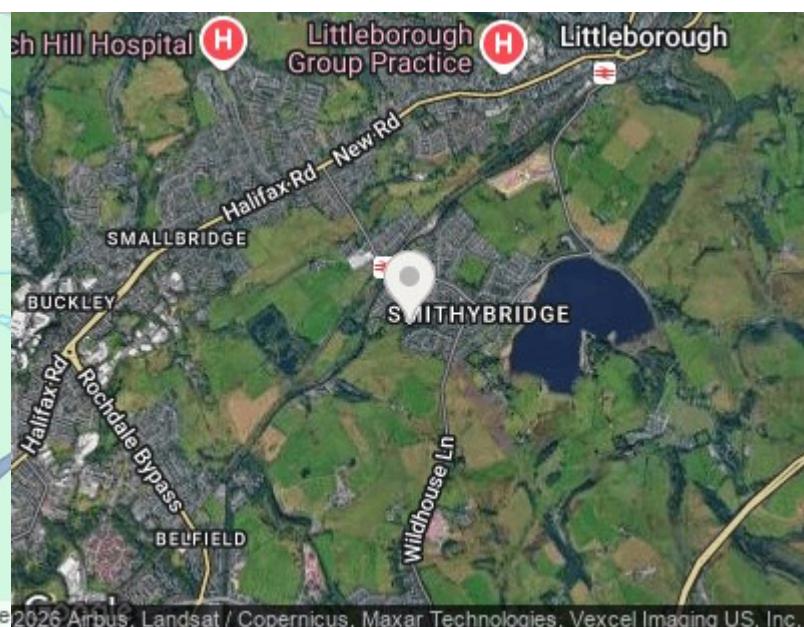
Viewing

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



Tel: 01706 390 500



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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