



Broadfield Drive

Smithy Bridge, Littleborough, OL15 0EU

£235,000



- SOUGHT AFTER RESIDENTIAL LOCATION
- CONVENIENT FOR SMITHY BRIDGE TRAIN STATION
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND C
- THREE BEDROOM SEMI DETACHED
- CLOSE TO HOLLINGWORTH LAKE
- LEASEHOLD
- EPC RATING TBC

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Hunters Estate Agents are pleased to be able to offer to the market this three-bedroom semi detached home located in a sought-after cul-de-sac in the popular village of Smithy Bridge, offering convenient access to excellent local amenities and transport links.

The property is ideally situated close to Smithy Bridge train station, providing direct links to Leeds and Manchester, with Hollingworth Lake and a local primary school also within easy reach.

Internally, the accommodation comprises a lounge/diner, fitted kitchen, three bedrooms, and a family bathroom.

Externally, the property benefits from gardens to the front and rear, along with a driveway providing off-road parking.

Offered for sale with no onward chain, this property presents an excellent opportunity for first-time buyers, families, or investors alike.

Hall

A welcoming entrance hall provides access to the lounge, featuring a front door with a decorative glass panel that allows natural light to enter.

Lounge

14'9" x 13'8" (4.5 x 4.17)

The lounge is an inviting space with a large bay window that fills the room with daylight, alongside a feature fireplace creating a cosy atmosphere. This room flows through an archway into the dining area, which enjoys views and access to the rear garden through double doors, making it a perfect spot for family meals or entertaining.

Kitchen

11'4" x 8'1" (3.45m x 2.45m)

The kitchen is fitted with classic cream cabinetry complemented by dark wood-effect trim and offers ample work surface space. It includes an integrated oven and gas hob with an extractor hood above, under a window that overlooks the side of the property. A door leads directly outside, offering convenient access to the garden and side area.

Landing

8'5" x 6'4" (2.57m x 1.93m)

The first-floor landing provides access to all bedrooms and the shower room, with a useful storage cupboard tucked neatly under the staircase. Carpeted stairs with a wooden banister lead down to the ground floor.

Bedroom 1

12'4" x 10'1" (3.77m x 3.08m)

The main bedroom is a spacious room featuring a large diamond-patterned window that fills the room with natural light. It offers plenty of space for wardrobes and bedroom furniture, positioned at the front of the property.

Bedroom 2

11'8" x 10'1" max (3.55m x 3.08m max)

A second double bedroom faces the rear of the property and offers a bright and versatile space with enough room for a large bed and additional furnishings.

Bedroom 3

9'0" x 6'4" (2.75m x 1.93m)

The third bedroom is slightly smaller, suitable as a single bedroom or a home office. It includes a window overlooking the front garden and has a light, airy feel.

Shower Room

6'3" x 7'5" (1.90m x 2.26m)

The shower room is fully tiled and fitted with a corner shower cubicle, a white sink unit with storage beneath, and a toilet. A large window lets in light and ventilation, making the space bright and fresh.

Rear Garden & Parking

The rear garden features a paved patio area ideal for outdoor furniture and entertaining, leading to a lawn bordered by wooden fencing for privacy. A garden shed provides useful storage for tools and equipment, and the garden is well enclosed, creating a private outdoor space. The property also benefits from a long driveway and pleasant lawn garden to the front.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 748

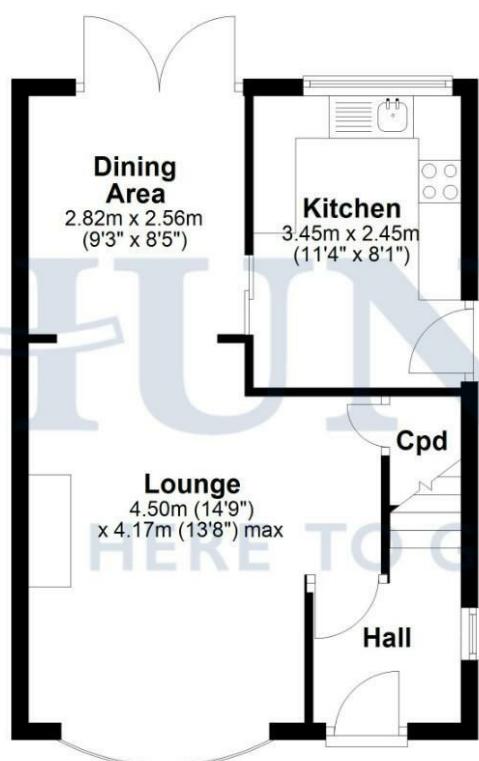
Leasehold Annual Ground Rent Amount £15.00

Council Tax Banding; ROCHDALE COUNCIL
BAND C

Floorplan

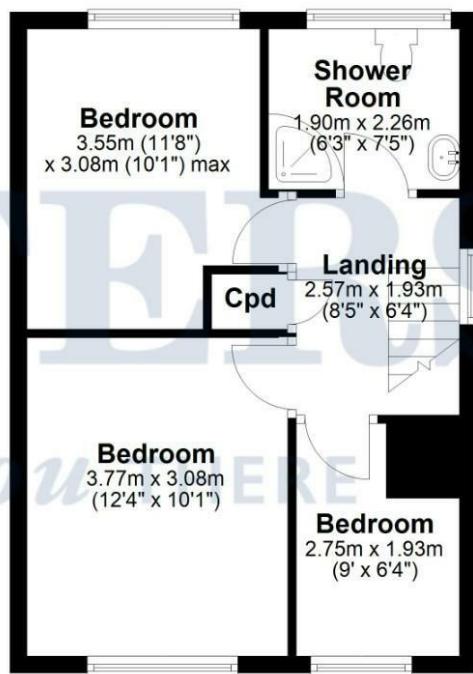
Ground Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



Total area: approx. 76.1 sq. metres (819.2 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



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Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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England & Wales	EU Directive 2002/91/EC	

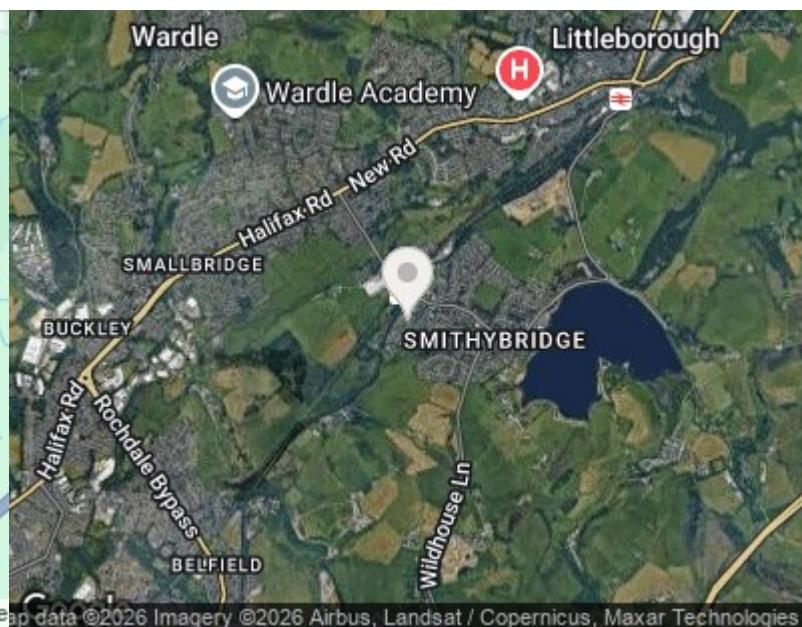
Viewing

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





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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