



**Old Road
Smithy Bridge OL16 2SJ
OFFERS IN THE REGION OF £340,000**

Adamsons Barton Kendal are delighted to introduce this exceptional three bedroom detached bungalow, occupying a generous corner plot in a highly sought after position, just off the popular Smithy Bridge Road

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Offering a rather unique split level layout, this impressive home presents externally as a two storey property from the front, whilst taking on the appearance of a bungalow from the rear. The property enjoys an enviable elevated position and boasts truly stunning panoramic views , providing a wonderful outlook from both the home and its surrounding wrap around gardens

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Ideally positioned for those seeking a combination of countryside, convenience and excellent commuter connections, the property is just a stone's throw away from the ever popular Hollingworth Lake and Smithy Bridge Railway Station, making it particularly attractive to commuters travelling further afield. Littleborough village is also within walking distance, offering a wide range of everyday amenities such as independent shops, restaurants, bars, cafe's and other services

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The area is also well served by a number of highly regarded schools, including Wardle Academy and St Andrew's Church Of England Primary School, making this an ideal choice for families

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Approached from the front, the property benefits from a large gated resin driveway , providing generous off road parking for several vehicles. The surrounding gardens wrap around the property and provide a fantastic degree of outdoor space, whilst making the most of the property's elevated position and outstanding far - reaching views

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Internally, the accommodation is arranged over a split level and briefly comprises an entrance area leading to a well-proportioned kitchen/diner, spacious lounge, three bedrooms and a family bathroom. The versatile layout provides excellent potential for a variety of buyers and offers well balanced living accommodation throughout

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Early Viewing is highly recommended

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ACCOMMODATION

Kitchen/ Diner - 4.14 x 4.84 metres

A stylish fitted kitchen with laminate flooring, integrated dishwasher and washing machine, gas oven with electric grill, gas hob and extractor fan. Tiled walls, patio doors with with perfect-fit Venetian blinds, vertical radiator and three pendant lights.

Living Room - 4.47 x 3.43 metres

A characterful living room featuring a stained- glass porthole style window with a decorative sailing ship design. Laminate flooring, large window with sensational views, vertical radiator, wallpaper and roller blinds complete the room.

Bedroom 1 - 2.89 x 4.42 metres

A carpeted master bedroom with sensational countryside views to the front.

Bedroom 2 - 2.63 x 3.37 metres

A carpeted double bedroom with Venetian blinds and stylish cream coloured shaker style wall mounted overhead cabinets.

Bedroom 3 - 2.88 x 2.42 metres

A carpeted single bedroom featuring fitted floor to ceiling wardrobes with shelving and metal clothing rails, complemented by Venetian blinds.

Landing - 1.45 x 3.33 metres

A spacious hallway with laminate flooring and access to the ground floor kitchen.

Bathroom - 1.68 x 2.48 metres

A stylish family bathroom with tiled walls and flooring, walnut vanity unit and white ceramic basin and tall chrome handles, WC and bath with a decorative geometric tiled panel.

EXTERNALLY

A gated resin driveway providing off street parking with an EV charger to the front. Raised wall wildlife garden with an abundance of flowering plants, leading to a south facing lawned garden with steps and wrap- around side gardens. Enjoying a private setting with stunning panoramic views. To the rear is a further outdoor space with a large timber shed and access to the rear lane.

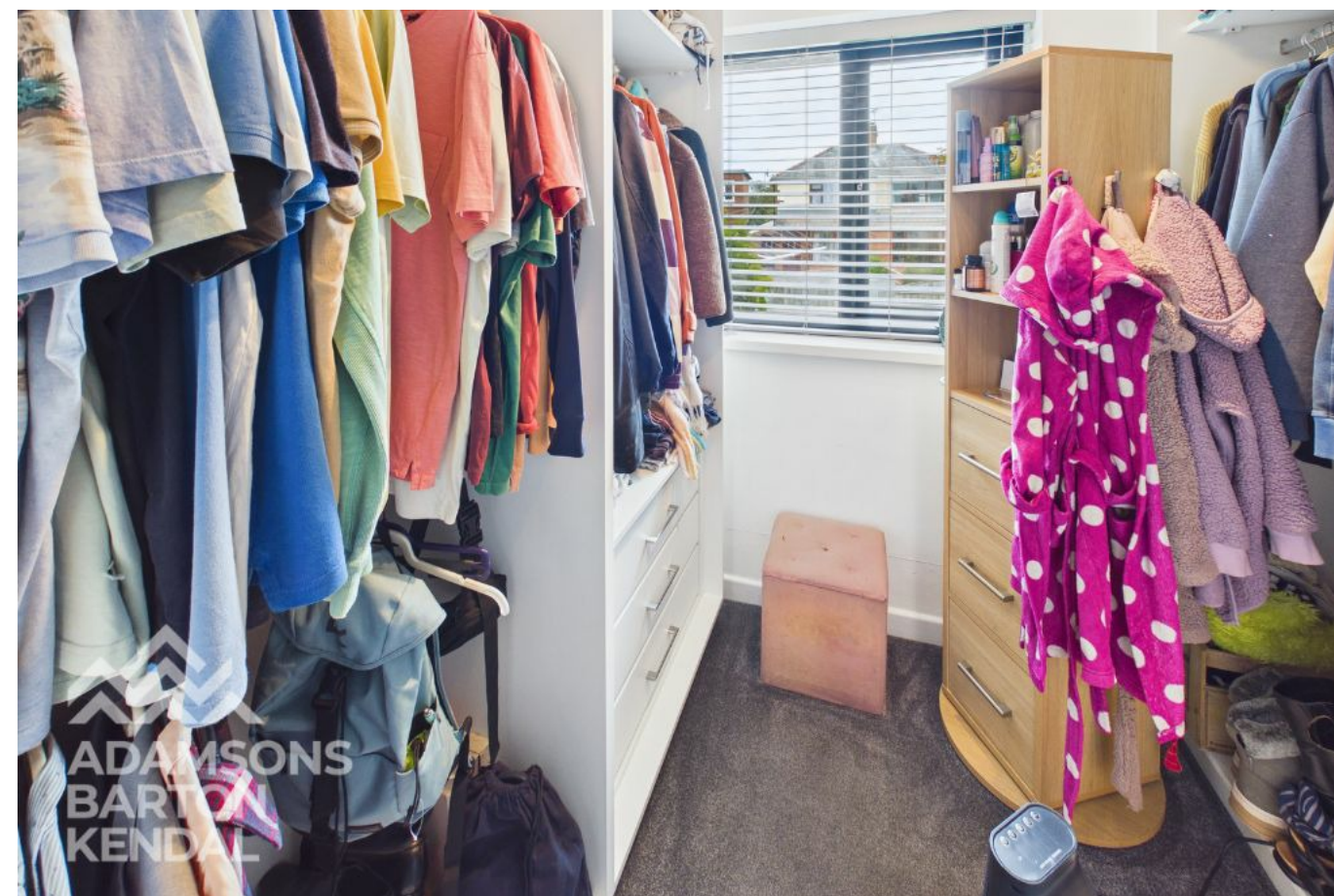
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Tenure - Freehold

Council Tax Band - Band C

Energy Performance Cert - TBC



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