

HUNTERS®

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Rose Avenue

Smithy Bridge, Littleborough, OL15 8QJ

£240,000



- THREE BEDROOM SEMI-DETACHED
- DINING KITCHEN
- DRIVEWAY PARKING
- SOUGHT AFTER SMITHY BRIDGE AREA
- CLOSE TO SCHOOLS AND TRANSPORT LINKS
- FREEHOLD
- COUNCIL TAX BAND B
- EPC RATING C

Tel: 01706 390 500

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£240,000



Hunters Estate Agents are delighted to present this attractive three-bedroom semi-detached home, ideally located in the highly sought-after area of Smithy Bridge. Offering bright and spacious accommodation, garden, and a private driveway parking, this is a fantastic opportunity not to be missed.

Upon entering, you are welcomed by a practical porch, perfect for storing coats and shoes, leading through to the main living space. The ground floor boasts a light and airy living room, alongside a dining kitchen, providing an ideal space for both everyday living and entertaining.

To the first floor, the property offers three well-proportioned bedrooms and a three-piece bathroom suite. Externally there are gardens to both front and rear with driveway parking.

The location is particularly appealing, with excellent access to local amenities. The property is within walking distance of a well-regarded primary school and the mainline train station, offering direct links to Leeds and Manchester. The picturesque Hollingworth Lake is also nearby, along with a variety of shops, supermarkets, bars, and restaurants in surrounding villages.

Early viewing is highly recommended to fully appreciate all this home has to offer.

Porch

4'2" x 5'4" (1.28m x 1.62m)

A welcoming porch providing a practical entrance to the home, featuring a front door with decorative glass panels that allow natural light to filter through.

Lounge

13'10" x 14'7" max (4.22m x 4.45m max)

This comfortably sized lounge offers a bright and airy atmosphere, enhanced by a large window and a gas fire set against a plain chimney breast wall, creating a cosy focal point. The staircase rises from this space, with a door opening to the kitchen/dining room, facilitating an easy flow between living areas.

Kitchen/Dining Room

10'6" max x 14'7" (3.21m max x 4.45m)

A well-proportioned kitchen/dining room that benefits from natural light through two windows and a door leading to the garden. The kitchen is fitted with cream cabinets and wood-effect work surfaces, complemented by a decorative tiled splashback in beige and brown tones. Built-in appliances include an electric oven and hob. There is ample space for a dining table and chairs, making it a versatile area for both cooking and casual dining. The flooring is a practical wood-effect laminate, and one window and the door provide views and access to the garden beyond.

Landing

7'1" x 6'3" (2.16m x 1.90m)

The first floor landing is bright and carpeted, with a white painted banister surrounding the staircase. It provides access to the bedrooms and bathroom, with the layout thoughtfully organised to maximise space.

Bedroom 1

15'2" max x 8' (4.63m max x 2.45m)

The main bedroom is a generous double. Built-in wardrobes offer ample storage, and the large window fills the room with natural light. Soft carpeting and neutral decor create a calm and restful atmosphere.

Bedroom 2

9'2" x 8' (2.79m x 2.45m)

A smaller double bedroom. The room is well-lit by natural light from the front-facing window.

Bedroom 3

10'9" max x 6'3" (3.28m max x 1.90m)

A compact third bedroom or study, carpeted and neutrally decorated, with a window overlooking the rear garden. This room is suitable as a nursery, home office, or guest room.

Bathroom

6'2" x 6'3" (1.89m x 1.90m)

The bathroom is fully tiled with a light patterned design and features a bath with an overhead shower, a pedestal wash basin, and a toilet. A frosted window provides natural light while maintaining privacy.

Rear Garden

The rear garden offers a lovely outdoor space with a paved patio area ideal for seating or dining. Steps lead up to a raised lawn bordered by mature shrubs and trees providing privacy and a peaceful setting. A garden shed is conveniently positioned on the patio, adding useful storage. The garden is enclosed by fencing, creating a secure and private environment.

Material Information - Littleborough

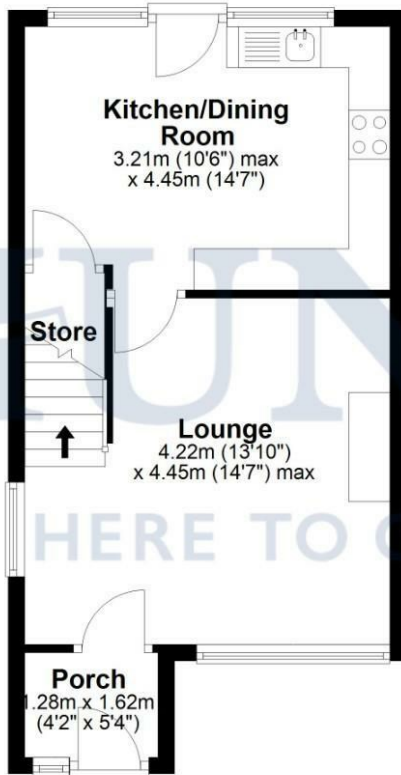
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

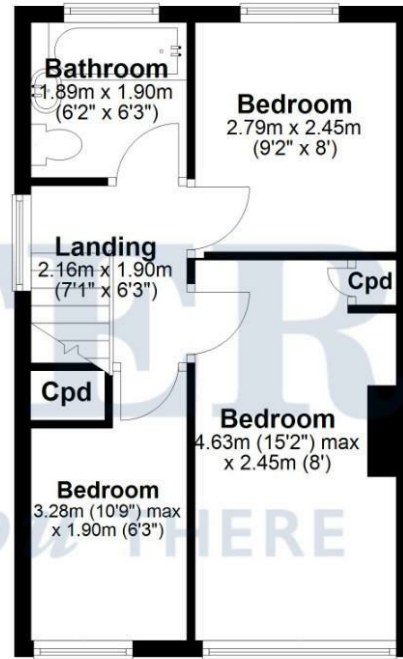
Ground Floor

Approx. 35.7 sq. metres (384.4 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.3 sq. feet)



Total area: approx. 69.2 sq. metres (744.7 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.

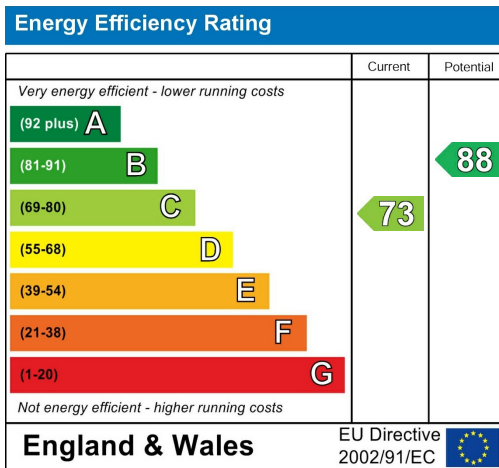
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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