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HERE TO GET *you* THERE



Henry Street

Smithy Bridge, OL15 0EW

£270,000

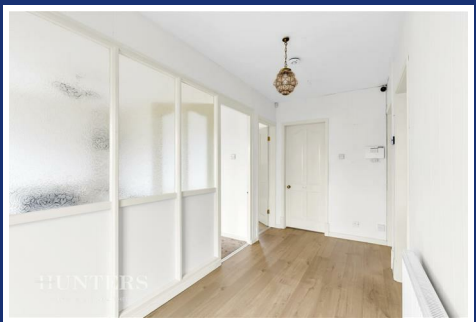
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- INDIVIDUALLY BUILT DETACHED BUNGALOW
- HEART OF SMITHY BRIDGE
- LIGHT AND BRIGHT ACCOMMODATION
- EPC RATING D
- FREEHOLD
- TWO BEDROOMS
- ENCLOSED GARDENS & OFF-ROAD PARKING
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND C

Henry Street

Smithy Bridge, OL15 0EW

£270,000







Located within the heart of Smithy Bridge, this individually built two-bedroom detached bungalow presents a rare opportunity to acquire a well-appointed bungalow in a highly sought-after location.

Offering superb access to everything Smithy Bridge has to offer, the property is just moments from the mainline train station, providing direct links to Leeds and Manchester, as well as the ever-popular Hollingworth Lake with its scenic walks, water sports and café culture.

Set within enclosed gardens to the front, side and rear, the home benefits from off-road parking, ensuring both convenience and privacy. Internally, the accommodation comprises a welcoming entrance hall, a spacious breakfast kitchen ideal for everyday dining, and a comfortable lounge filled with natural light. There are two well-proportioned double bedrooms and a delightful conservatory to the rear, providing additional versatile living space with open views.

Further benefits include gas central heating, double glazing throughout and potential for further extension (subject to all relevant permissions). Offered for sale with no onward chain, this highly desirable detached bungalow represents a rare opportunity and early viewing is strongly recommended.

Hallway
13'11" x 6' (4.24m x 1.83m)
This welcoming hallway features light wood-effect flooring and a white wall partition with frosted glass panels that allows natural light to flow through. It provides access to the main living areas and bedrooms, setting a bright and airy tone.

Lounge
10'10" x 12'3" (3.29m x 3.74m)
The lounge is a cosy room with a large window overlooking the garden, filling the space with light. With a classic gas fireplace set within a simple surround, making it a perfect spot for relaxing.

Kitchen
10'10" x 10'11" (3.29m x 3.32m)
The kitchen offers a practical layout with a range of wall and base units and dark countertops. There is space for a small dining table and chairs, alongside integrated appliances including a gas hob and built-in extractor. A large window overlooks the conservatory, enhancing the light and openness of the space.

Conservatory
5'7" x 18'6" (1.70m x 5.64m)
This bright conservatory features with double doors opening out to the garden. Its full-length glazing on all sides provides plenty of natural light and views over the private rear garden, making it an ideal spot to enjoy the outdoors from the comfort of indoors.

Bedroom 1
10'2" x 10'11" (3.09m x 3.32m)
A double bedroom located to the front of the property with a large window that allow natural light to fill the room.

Bedroom 2
10'2" x 12'3" (3.09m x 3.74m)
The second double bedroom is spacious and light, featuring a large window to the front elevation.

Shower Room
7' x 6' (2.14m x 1.83m)
The shower room is compact but practical, equipped with a corner shower enclosure, a pedestal wash basin, and a low level WC. With a frosted window to the front elevation.

Gardens
A private, well-maintained rear garden, offering a lawned area, with a low-maintenance gravelled patio area providing a pleasant outdoor space ideal for relaxing, entertaining, and gardening.

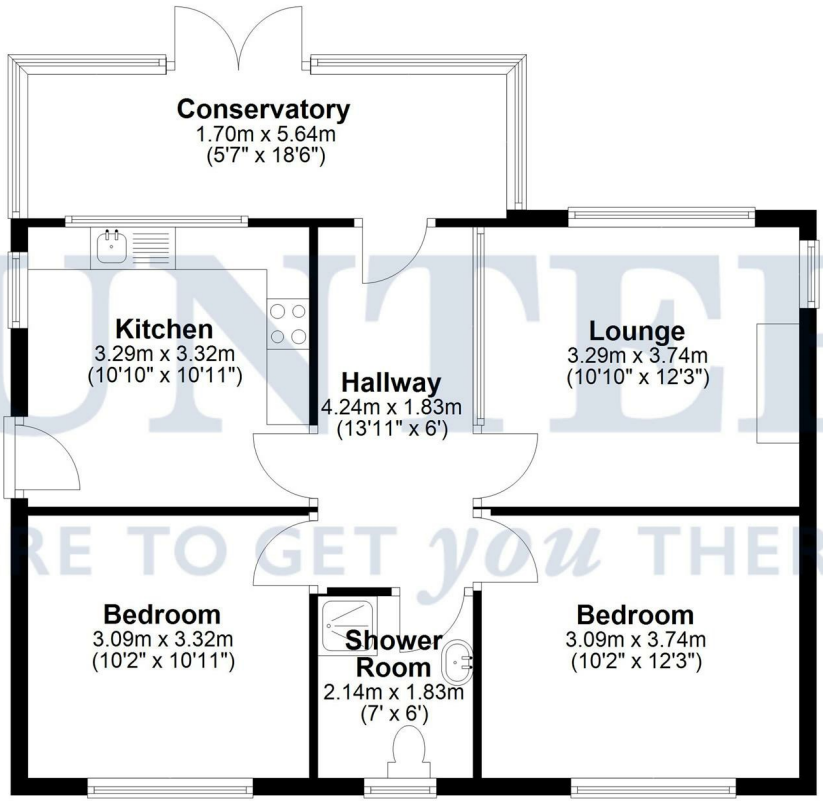
Drivway Parking
To the front offers private driveway parking for three cars.

Material Information - Littleborough
Tenure Type; FREEHOLD
Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

Ground Floor

Approx. 69.0 sq. metres (743.2 sq. feet)



Total area: approx. 69.0 sq. metres (743.2 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.















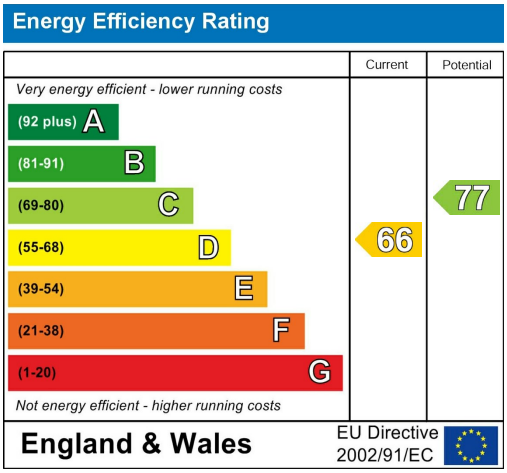


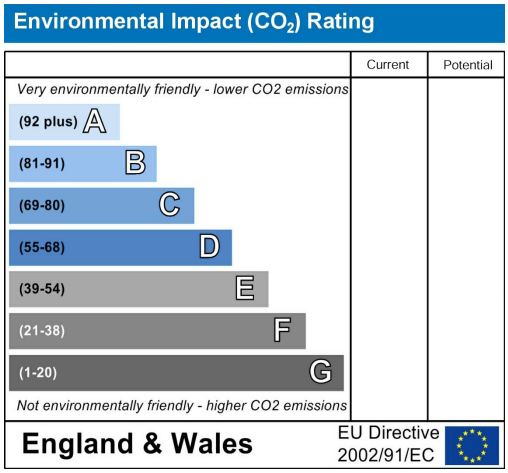






Energy Efficiency Graph

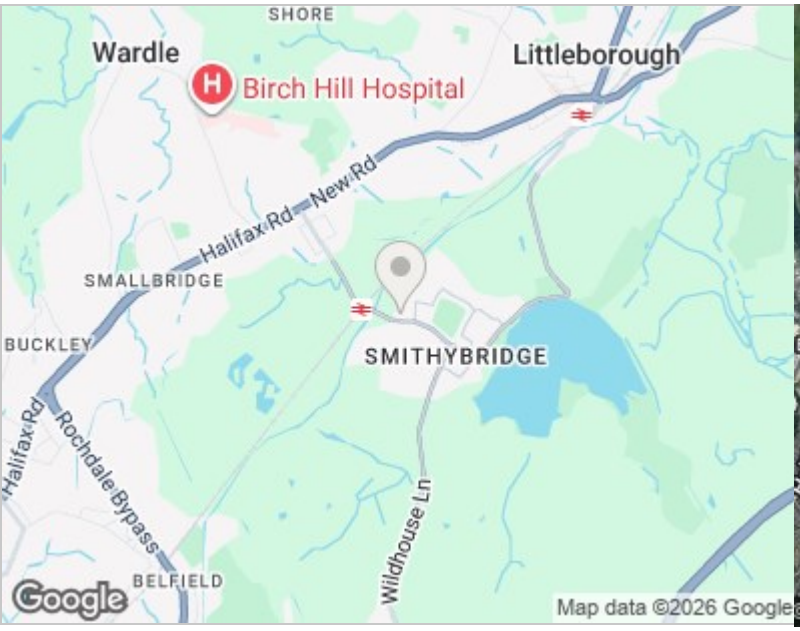




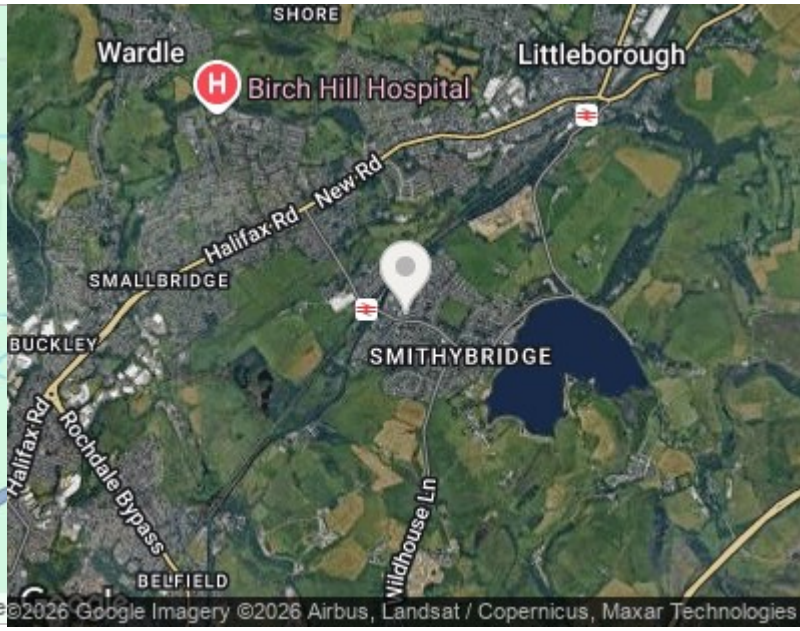
Viewing

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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