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Oakcliffe Road

Smallbridge, Rochdale, OL12 9AL

£199,950

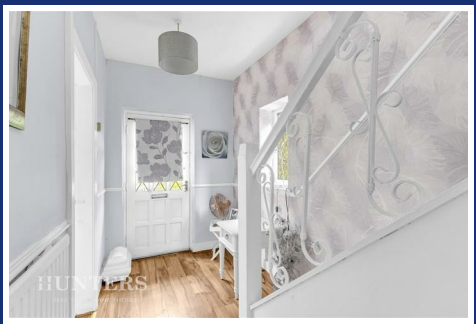
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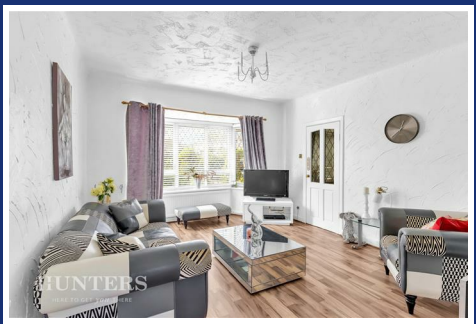
- THREE-BEDROOM SEMI-DETACHED HOME
- GAS CENTRAL HEATING & DOUBLE GLAZING
- POPULAR SMALLBRIDGE LOCATION
- EPC RATING D
- COUNCIL TAX BAND A
- SPACIOUS LOUNGE & KITCHEN DINER
- FRONT AND REAR GARDENS
- SOLD WITH NO ONWARD CHAIN
- FREEHOLD

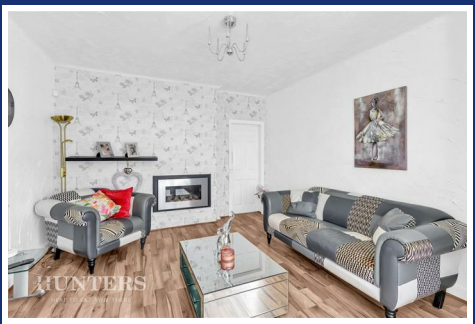
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Smallbridge, Rochdale, OL12 9AL

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Situated in the popular residential area of Smallbridge, Rochdale, this well-positioned three-bedroom semi-detached home offers spacious and practical accommodation, making an ideal choice for first-time buyers, couples or growing families.

The property briefly comprises an entrance hall leading into a comfortable lounge and a well-proportioned kitchen diner, providing a great space for everyday family living and entertaining.

To the first floor are three bedrooms and a family bathroom.

Externally, the property offers outdoor space to the front and rear, providing a pleasant area to relax and enjoy.

Further benefits include gas central heating, double glazing and is being sold with no onward chain.

The property is conveniently located close to a range of local schools, shops and amenities, with excellent transport links providing easy access to Rochdale and surrounding areas.

An excellent opportunity to purchase a well-located three-bedroom family home. Early viewing is recommended .

Hallway
13'7" x 5'9" (4.15m x 1.74m)
The entrance hallway is light and welcoming, featuring a window that allows natural light to brighten the space.

Lounge
13'7" x 12'10" (4.15m x 3.91m)
The lounge provides a comfortable and spacious living area with a bay window that brings in plenty of natural light and offers a view of the front garden. The room is a versatile space for relaxation and entertaining with neutral décor and a warm atmosphere.

Dining Kitchen
10'6" x 18'10" (3.19m x 5.75m)
This dining kitchen is a bright and functional space, fitted with a range of wall and base units and includes space for a freestanding washing machine and cooker. There is a window above the sink and a side door that leads to the garden. The dining area comfortably fits a table and chairs and has patio doors that open onto the garden, providing a lovely view and access to the outside.

Landing
9'6" x 7'3" (2.89m x 2.22m)
The landing area at the top of the stairs provides access to the bedrooms and bathroom.

Bedroom 1
13'8" x 11'3" (4.17m x 3.43m)
A spacious double bedroom featuring a large window looking out over the garden, allowing natural light to fill the space. The room is spacious enough for a double bed and additional furniture.

Bedroom 2
9'10" x 7'3" (3.01m x 2.22m)
Bedroom 2 offers a bright, cosy space with a window looking out to the rear of the property. It comfortably fits a double bed and bedside furniture.

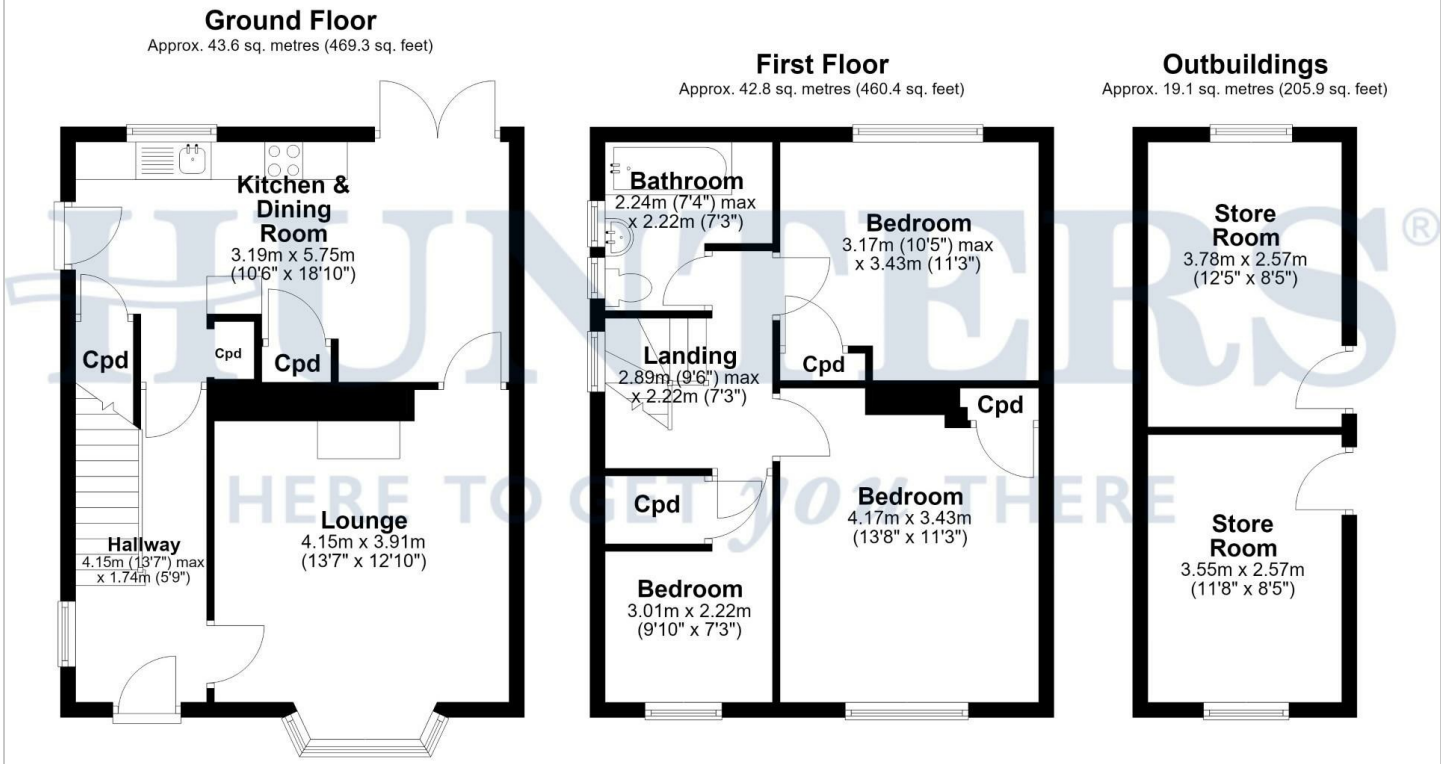
Bedroom 3
10'5" x 11'3" (3.17m x 3.43m)
Bedroom 3 is a well-proportioned room with a window facing the front of the property. The space is suitable for a single bed or could be used as a study or nursery.

Bathroom
7'4" x 7'3" (2.24m x 2.22m)
The bathroom is neatly presented and fitted with a white suite including a pedestal sink, low level WC, and a bath with an overhead shower and glass screen. Two frosted windows ensure privacy while allowing plenty of natural light. The walls and flooring are tiled in a light colour, creating a fresh and clean feel.

Rear Garden
The rear garden is a generous outdoor space that is well established with mature shrubs, hedges, and trees providing privacy and greenery. There is a patio area with garden seating, ideal for outdoor dining or relaxing. A paved path leads through the garden to a green outbuilding, offering useful storage.

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

Floorplan



Total area: approx. 105.5 sq. metres (1135.6 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.



















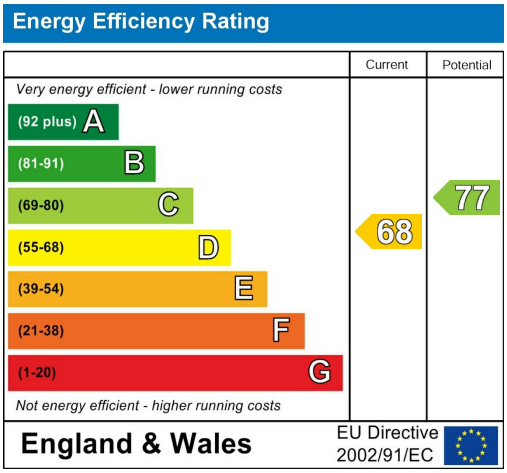


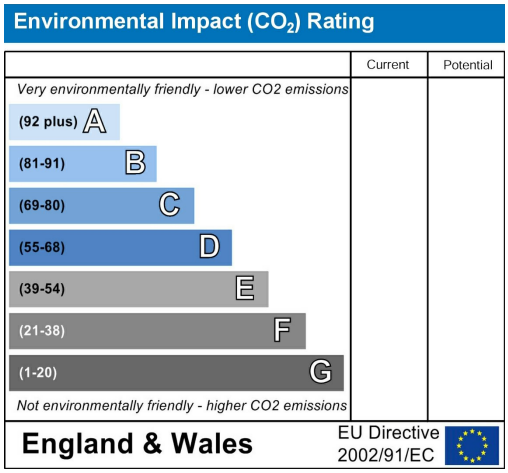






Energy Efficiency Graph



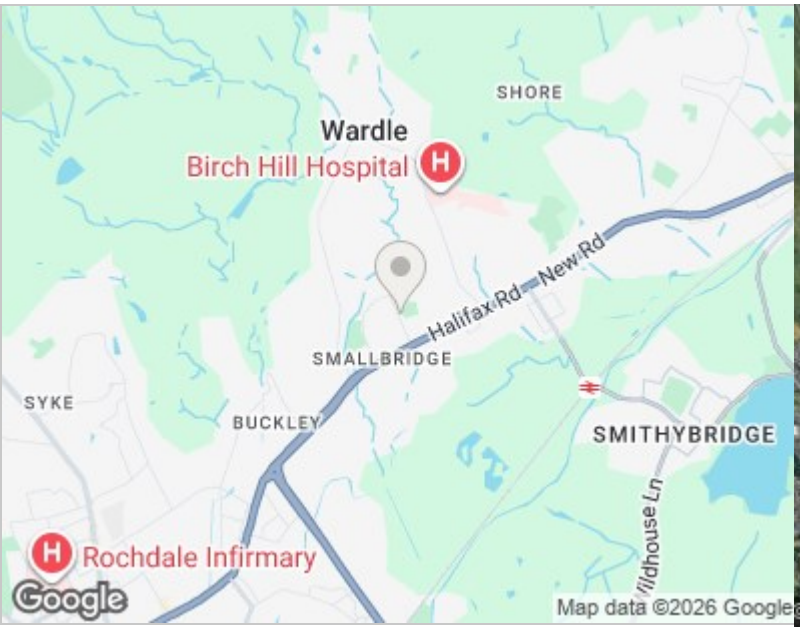


Viewing

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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