



## Abbey Drive

Smithy Bridge, OL15 0NA

Offers In Excess Of £242,000

- SOUGHT-AFTER SMITHY BRIDGE LOCATION
- OPEN-PLAN DINING KITCHEN
- THREE WELL-PROPORTIONED BEDROOMS
- CARPORT AND DRIVEWAY PARKING
- COUNCIL TAX BAND B



- BEAUTIFULLY PRESENTED SEMI-DETACHED HOME
- CLOSE TO LOCAL SCHOOLS, TRAIN STATION AND HOLLINGWORTH LAKE
- GARDENS TO BOTH FRONT AND REAR
- EPC RATING D
- LEASEHOLD

# Abbey Drive

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Offers In Excess Of £242,000



Situated in the highly sought-after residential area of Smithy Bridge, this beautifully presented semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers, and those looking to upsize.

The accommodation briefly comprises a welcoming entrance hall, a spacious lounge, and a contemporary open-plan kitchen diner, providing the perfect space for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a front garden, driveway, and car port, providing ample off-road parking. To the rear is an enclosed garden, ideal for children, outdoor dining, and entertaining guests.

Conveniently located close to a range of local amenities, well-regarded schools, Smithy Bridge railway station, and the stunning Hollingworth Lake Country Park, the property offers an excellent balance of convenience and outdoor leisure opportunities.

Sure to attract early interest, this fantastic home comes highly recommended for internal viewing to fully appreciate the accommodation, location, and lifestyle on offer.

## Hall

A welcoming entrance hall with stairs leading to the first floor and door leading to the lounge.

## Lounge

15'2" x 14' max (4.62m x 4.26m max)

This spacious lounge is bright and inviting, with a large window overlooking the front garden, filling the room with natural light. The room features neutral walls and wooden flooring, creating a warm atmosphere. A central fireplace provides a cosy focal point, and the space flows comfortably into the dining kitchen through the bi-folding glazed wooden doors, perfect for both relaxing and entertaining.

## Dining Kitchen

9'1" x 16'10" (2.78m x 5.14m)

The dining kitchen forms a practical, light-filled space with views over the rear garden. The kitchen is fitted with a modern range of wall and base units, complemented by Quartz work surfaces. There is ample workspace and a range of integrated appliances, including an oven and hob. With space for a generous dining table and patio doors leading out to the garden patio, ideal for entertaining.

## Landing

10'2" x 5'11" (3.09m x 1.81m)

The landing sits at the top of the stairs and provides access to all three bedrooms and the bathroom. It features a window that brings in natural light and a classic wooden banister.

## Bedroom 1

11'10" x 10'7" max (3.60m x 3.23m max)

This double bedroom is spacious and bright, benefiting from a large window overlooking the front of the property.

## Bedroom 2

11'0" x 10'7" max (3.35m x 3.23m max)

A second double bedroom with a large window to the rear garden and a built in storage

cupboard where the house boiler can be located.

## Bedroom 3

6'11" x 7'8" (2.10m x 2.35m)

A smaller third bedroom with a window facing the front of the property. It offers a cosy space ideal for use as a nursery, home office or guest room.

## Bathroom

5'5" x 5'11" (1.66m x 1.81m)

The bathroom is modern and compact, featuring a white suite with a bath and shower screen, a wash basin set into a vanity unit, and a low level WC. The walls are finished with tiles, and a frosted window provides privacy while allowing natural light to flood in.

## Rear Garden

The rear garden is a delightful outdoor space extending from a paved patio area, which is ideal for seating and enjoying the outdoors. Steps lead up to a generous lawn bordered by mature shrubs and trees, creating a private and tranquil environment perfect for relaxing or entertaining.

## Driveway Parking

To the side of the property offers a secure carport with a paved driveway.

## Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 949

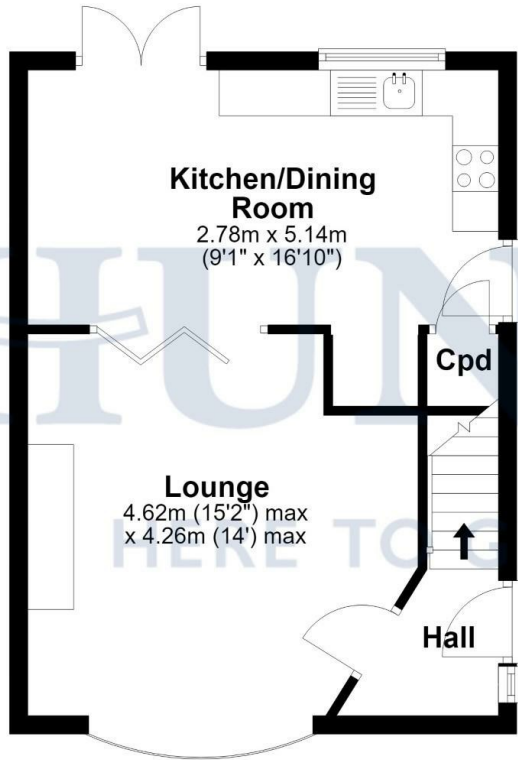
Leasehold Ground Rent Amount: £16.00

Council Tax Banding; Rochdale Council Band B

Floorplan

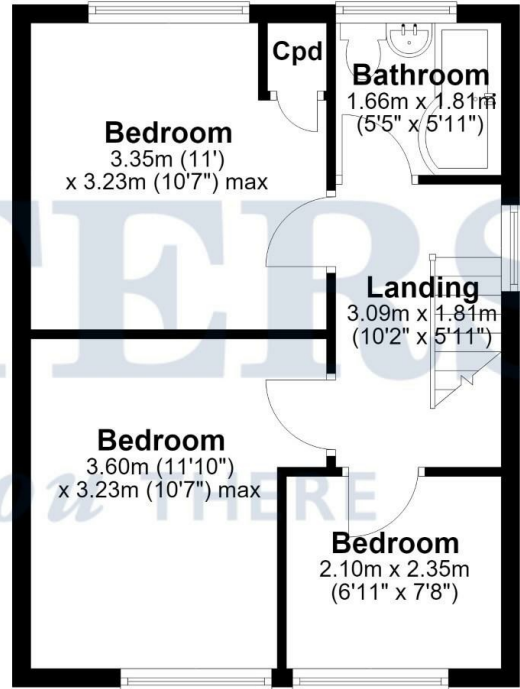
**Ground Floor**

Approx. 36.5 sq. metres (392.6 sq. feet)



**First Floor**

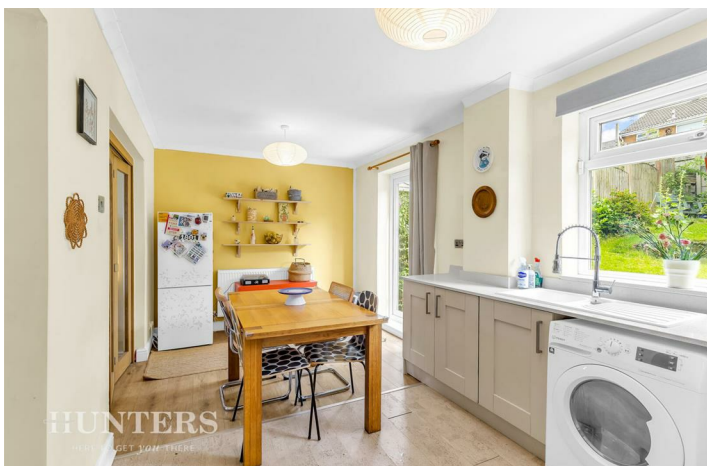
Approx. 36.2 sq. metres (389.4 sq. feet)



Total area: approx. 72.6 sq. metres (782.0 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.

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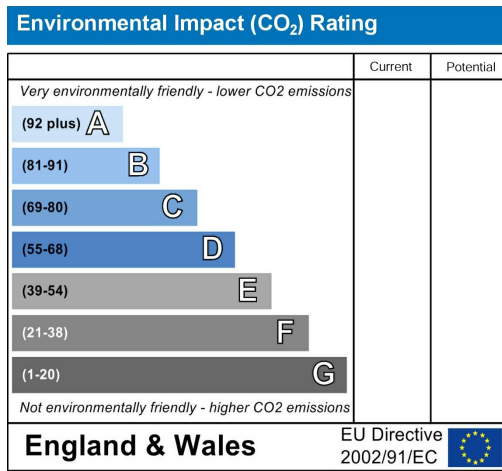
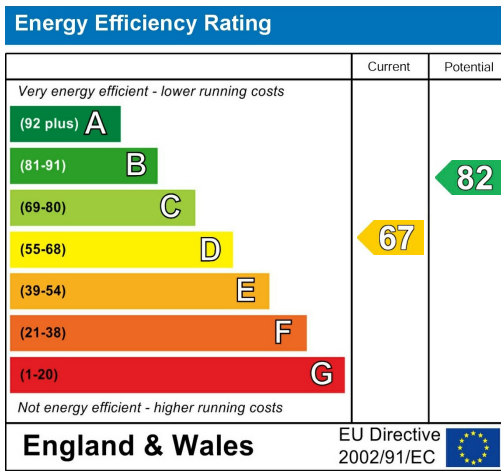






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### Energy Efficiency Graph



### 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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