



Hollowspell
Smallbridge, Rochdale OL12 9AW
ASKING PRICE £315,000

ADAMSOMS BARTON KENDAL are delighted to introduce this beautifully presented end terrace property, occupying an outstandingly large plot within the popular residential area of Smallbridge.

A rare opportunity for the area, the home boasts three separate garden areas, a gated private driveway with parking for multiple vehicles, and excellent scope for further extension subject to the usual consents, making it an ideal purchase for growing families or those seeking future potential.

Ideally situated close to local amenities, near Wardle Village and just off the local bus routes providing convenient access to Rochdale Town Centre and Littleborough Town Centre, the property has been fully renovated throughout and is presented to a high standard. Internally, there is a welcoming entrance hall leading to a cosy lounge, a modern open plan kitchen and dining area, and a useful utility space, with the standout feature being the impressive large single storey side extension which provides a substantial and versatile additional living room complete with a downstairs WC. To the first floor are three spacious bedrooms and a contemporary four piece family bathroom.

Externally, the extensive grounds further enhance the appeal of this home, offering generous outdoor space and future development potential. Offered with vacant possession and no onward chain, this superb family home is expected to generate strong early interest.



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THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Accommodation

Kitchen/Dining Room - 3.45 x 5.76 metres

Lounge: 4.77 x 3.81 metres

Utility Room: 1.60 x 1.86 metres

Hall

WC

Reception Room - 5.33 x 6.71 metres

Bedroom - 3.22 x 3.42 metres

Bedroom - 4.04 x 3.42 metres

Bedroom - 2.88 x 2.24 metres

Landing

Bathroom - 2.27 x 2.24 metres



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OCCUPYING OUTSTANDING LARGE PLOT

GATED PRIVATE DRIVE

FULLY RENOVATED THROUGHOUT

IMPRESSIVE SINGLE STOREY EXTENSION

OPEN PLAN KITCHEN / DINER

VACANT POSSESSION WITH NO ONWARD CHAIN



Tenure

To be confirmed

Council Tax Band

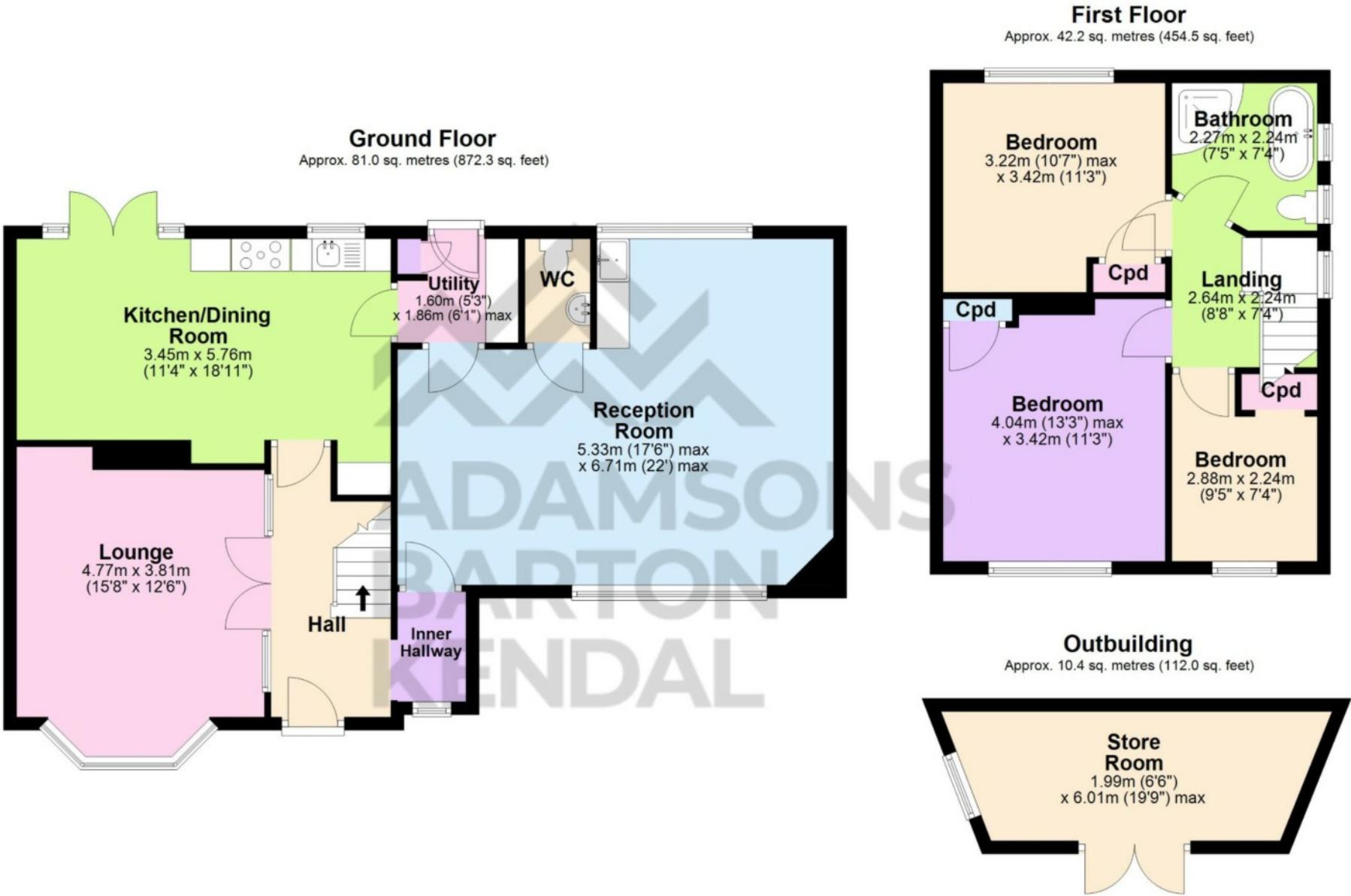
A

Energy Performance Rating

To be confirmed

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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 133.7 sq. metres (1438.9 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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