



Whittaker Drive

Smithy Bridge, Littleborough, OL15 8QR

£205,000



- THREE BEDROOMED END TOWNHOUSE
- ATTRACTIVE GARDENS TO FRONT AND REAR
- NO ONWARD CHAIN
- EPC RATING D
- LEASEHOLD
- SUPERB PRIVATE LOCATION AT THE HEAD OF A CUL DE SAC
- DETACHED GARAGE
- CONVENIENT FOR SCHOOLS, STATION AND HOLLINGWORTH LAKE COUNTRY PARK
- COUNCIL TAX BAND B

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Tucked away at the head of a cul-de-sac in the sought-after area of Smithy Bridge, this well-maintained three-bedroom end townhouse presents an excellent opportunity to modernise and create a comfortable family home.

Ideally positioned, the property is within easy reach of local village shops, the railway station, and the scenic Hollingworth Lake Country Park. Commuters will benefit from convenient access to the national motorway network via Milnrow, while families will appreciate the proximity to well-regarded local schools.

The accommodation comprises three bedrooms and offers a practical, versatile layout, complemented by attractive gardens and a detached single garage.

Offered to the market with no onward chain, this is a fantastic opportunity for buyers seeking a well-located home with scope to personalise and add value.

Lounge/ Dining area

12'8" x 14' (max) (3.86m x 4.26m (max))

This welcoming lounge is a spacious area filled with natural light from a large front window. It features a traditional hearth with a decorative fireplace, The room flows naturally into the dining area, making it ideal for both relaxing and entertaining.

Kitchen

10'8" x 8'4" (3.25m x 2.53m)

The kitchen offers a practical space with a range of wall and base units, and contrasting work surfaces. It includes integrated appliances such as a built-in oven and gas hob, as well as space for a washing machine and fridge freezer. A window above the sink provides natural light and a door leads outside, providing easy access to the rear garden. With a useful walk in storage cupboard.

Landing

7'7" x 7' (2.32m x 2.13m)

The landing on the first floor leads to the bedrooms and bathroom.

Bedroom 1

12'1" x 9'9" (3.67m x 2.96m)

The main bedroom is a generous double room with plenty of natural light through a window to the rear of the property.

Bedroom 2

11'3" x 9'9" (3.43m x 2.96m)

Bedroom two is another comfortable double room, featuring fitted wardrobes that provide generous storage. The room is filled with natural light from a front-facing window..

Bedroom 3

7'1" x 7' (2.17m x 2.13m)

This bedroom offers a cosy space ideal for a child's room, office, or guest room with a window providing natural light.

Bathroom

8'3" x 7' (2.52m x 2.13m)

The family bathroom is fitted with a white suite including a bath with shower, wash basin with vanity storage, and a low level WC. It has a neutral tiled surround and flooring, alongside a frosted window that allows for natural light while maintaining privacy.

Garage

A single detached garage located to the rear of the property, with a remote-controlled, electrically-operated roller door and side door.

Gardens

To the front, the property boasts a well-maintained lawned garden with a paved pathway and mature planting beds. To the rear, there is a tiered garden featuring multiple seating areas and a variety of established planting beds.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 945

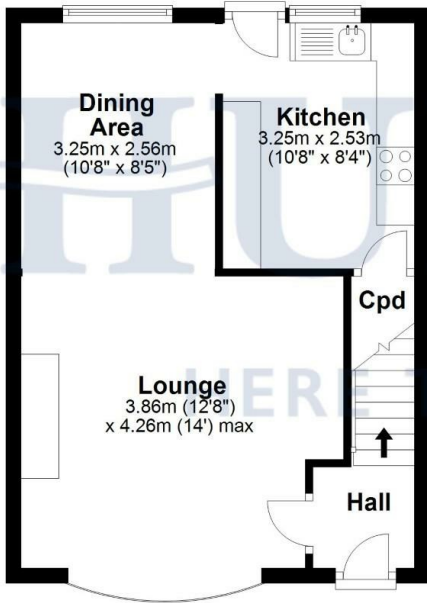
Leasehold Ground Rent Amount: £17.50

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

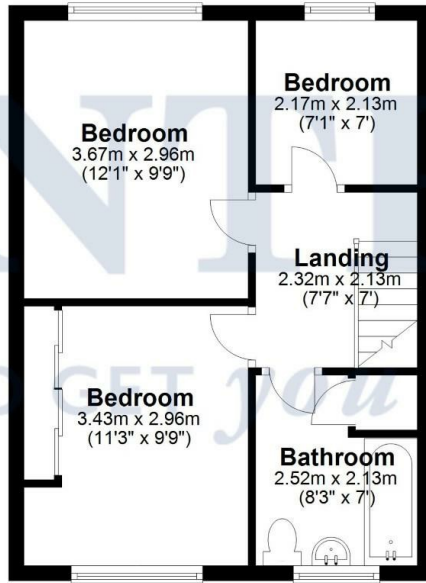
Ground Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



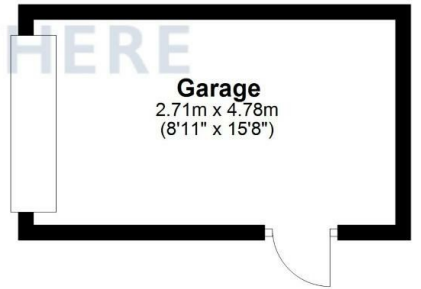
First Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



Outbuilding

Approx. 13.0 sq. metres (139.7 sq. feet)



Total area: approx. 88.1 sq. metres (948.3 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.

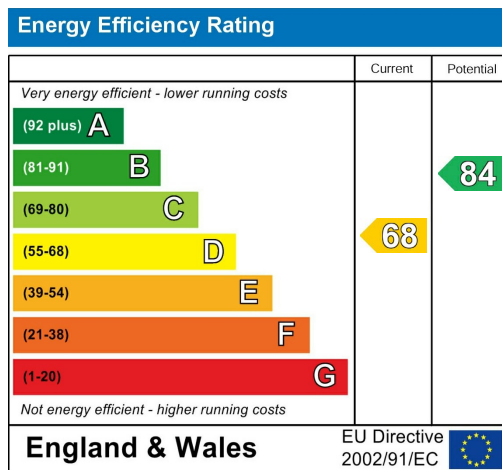
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Plan produced using PlanUp.







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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