HUNTERS®

HERE TO GET *you* THERE

Rose Avenue

Smithy Bridge, OL15 8QJ

£235,000

3 1 1 C

- THREE BEDROOMED SEMI-DETACHED
- GARDENS TO FRONT & REAR
- SOUGHT AFTER RESIDENTIAL AREA
- EPC RATING C
- FREEHOLD
- WALKING DISTANCE TO TRAIN STATION AND SCHOOL
- CLOSE TO HOLLINGWORTH LAKE
- OFF ROAD PARKING
- COUNCIL TAX BAND B

Tel: 01706 390 500

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Smithy Bridge, OL15 8QJ

£235,000

Hunters Estate Agents are pleased to be able to offer to the market this three bedroom semi-detached property, situated in this well regarded and sought-after location within Smithy Bridge. Offering light and airy accommodation with a spacious garden and a newly fitted kitchen diner. This property is truly one not to be missed. Upon entering the property, the porch provides an area to be able to hang coats and store shoes before entering into the main living accommodation. To the ground floor there is a light and spacious living room, with the kitchen diner having recently been installed. To the first floor there are three bedrooms and a three piece bathroom suite. Gas central heating and double glazed windows throughout. The location is ideal for those looking for convenient access to local amenities, including walking distance to the local primary school and the mainline train station with direct links to Leeds and Manchester. The beautiful tourist attraction of Hollingworth Lake is close by, with nearby villages offering a further array of shops, supermarkets, bars and restaurants. Call now to arrange your viewing to fully appreciate this home.

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Entrance Porch
5'1" x 6'0" (1.57 x 1.85)
A useful space to be able to hang coats and store shoes before entering the main accommodation.

Lounge
13'8" max x 14'9" (4.19 max x 4.51)
A light and airy room with a window to the front aspect and the stairs that lead up to the first floor landing.

Kitchen
10'4" max x 14'9" (3.16 max x 4.51)
A newly fitted modern kitchen, offering a range of wall and base units, with a built in oven and gas hob, plumbing for a washing machine along with space for a fridge freezer. Plenty of space for a family dining table and access to the rear garden through UPVC double glazed door unit and a double radiator. Useful storage cupboard.

Landing
Access to the loft, and a side window.

Bedroom 1
14'9" x 8'4" (4.52 x 2.55)
A double bedroom with laminate flooring and a window that looks out to the front aspect.

Bedroom 2
9'3" x 8'4" (2.84 x 2.55)
A rear aspect double bedroom overlooking the garden.

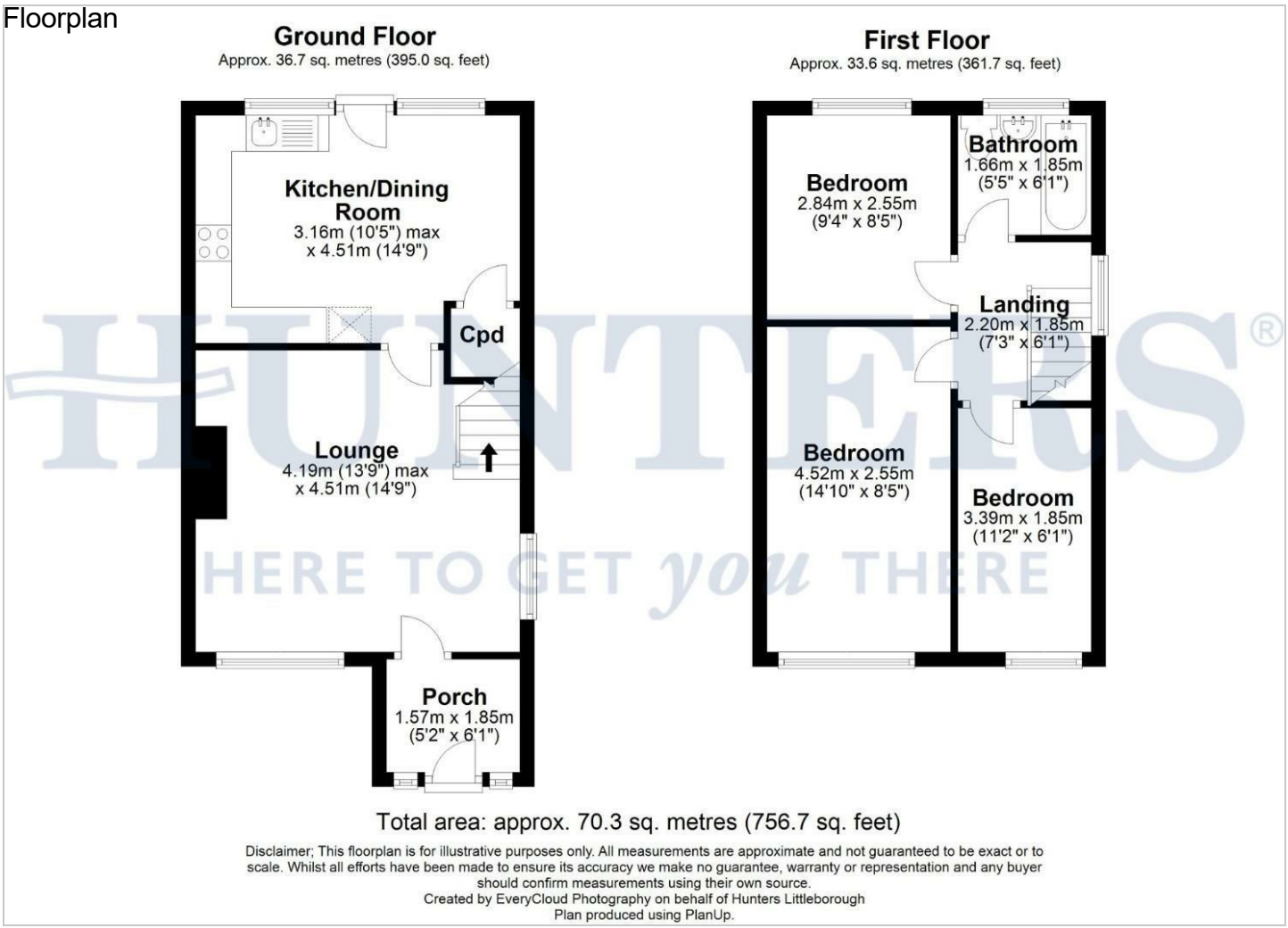
Bedroom 3
11'1" x 6'0" (3.39 x 1.85)
Ideal as a home office or for a child's bedroom with a window to the front aspect.

Bathroom
5'5" x 6'0" (1.66 x 1.85)
A white three-piece suite comprising of a WC, wash hand basin, and bath with an electric shower. Heated towel rail and a window to the rear aspect.

Gardens & Parking
Both the front and large rear garden have been designed for easy maintenance with an array of plants and shrubs and well maintained lawns, as well as decked seating areas. The sunny rear garden can be accessed via the side of the property and off road parking can be located to the front.

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

Floorplan


Ground Floor
Approx. 36.7 sq. metres (395.0 sq. feet)
Kitchen/Dining Room
3.16m (10'5") max
x 4.51m (14'9")
Cpd
Lounge
4.19m (13'9") max
x 4.51m (14'9")
Porch
1.57m x 1.85m
(5'2" x 6'1")
First Floor
Approx. 33.6 sq. metres (361.7 sq. feet)
Bedroom
2.84m x 2.55m
(9'4" x 8'5")
Bathroom
1.66m x 1.85m
(5'5" x 6'1")
Landing
2.20m x 1.85m
(7'3" x 6'1")
Bedroom
4.52m x 2.55m
(14'10" x 8'5")
Bedroom
3.39m x 1.85m
(11'2" x 6'1")
Total area: approx. 70.3 sq. metres (756.7 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.

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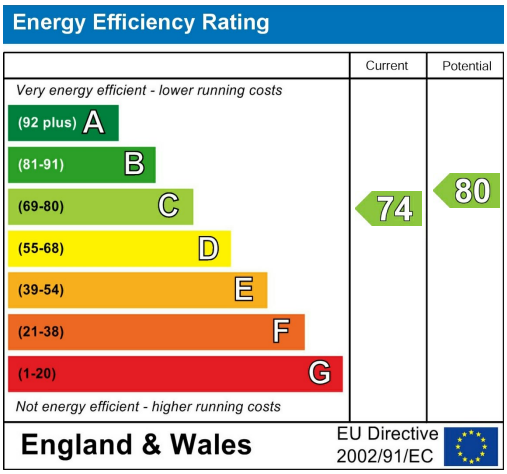
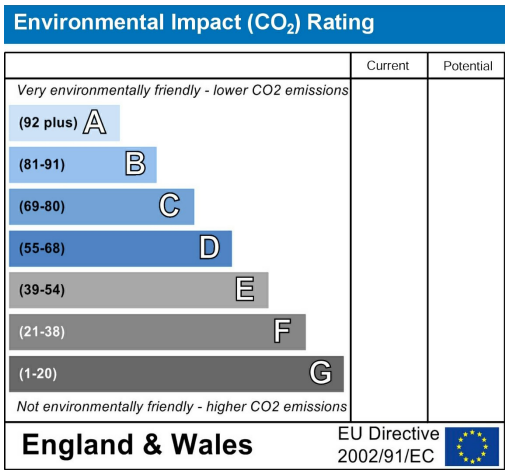
Energy Efficiency Graph





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

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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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The Property Ombudsman