

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Wrigley Place

Smithy Bridge, OL15 0EN

£185,000



- CHARMING GRADE II LISTED WEAVER'S COTTAGE
- OPEN PLAN LOUNGE & BREAKFAST KITCHEN
- WALKING DISTANCE TO HOLLINGWORTH LAKE & TRAIN STATION
- EPC RATING C
- LEASEHOLD
- TWO SPACIOUS DOUBLE BEDROOMS OVER THREE LEVELS
- CHARACTER FEATURES INCLUDING STONE MULLION WINDOWS
- IDEAL FIRST TIME BUY OR DOWNSIZE OPPORTUNITY
- COUNCIL TAX BAND A

Tel: 01706 390 500

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£185,000



Situated in the heart of Smithy Bridge, just a short walk from Hollingworth Lake and the train station with direct links to both Manchester and Leeds city centres, this charming two double bedroom Grade II listed weaver's cottage is ideally positioned.

Set over three spacious levels, the property features an open plan lounge and breakfast kitchen to the ground floor. The first floor offers a generous double bedroom complete with a walk-in wardrobe, along with a large fitted bathroom. To the second floor, a particularly spacious double bedroom enjoys attractive hillside views through traditional stone mullion windows.

Externally, there is access to a garden area to the front of the property.

Perfect for first-time buyers or those looking to downsize, this delightful home must be viewed to fully appreciate its character and appeal.

### Lounge and Kitchen

15'4" x 14'6" (max) (4.67m x 4.43m (max))

This welcoming lounge and kitchen area feature traditional exposed wooden beams and warm wooden flooring, creating a cosy, inviting space. The lounge is centred around a charming stove set in an alcove, adding character and warmth. The open-plan kitchen is equipped with a range of wall and base units, space for freestanding appliances and a breakfast bar providing a casual dining spot. Large mullion windows and a glazed door allow plenty of natural light to fill the room and offer access to the outside.

### Landing

5'9" x 10'5" (1.76m x 3.18m)

The landing is offers space to all first floor rooms, stairs leading to the second floor and a useful built in storage cupboard.

### Bedroom 1

12' x 8'11" (3.66m x 2.72m)

This comfortable double bedroom features soft neutral tones and exposed wooden ceiling beams adding warmth and character. Mullion windows fill the room with natural light, while a walk-in wardrobe offers ample storage space.

### Bathroom

9'3" x 6'10" (max) (2.81m x 2.08m (max))

The bathroom offers a modern white suite including a bath with shower, a pedestal sink, and a toilet. Light wall tiles with darker accents, along with wood-effect panels under the sink and around the bath, complement the neutral décor. A built in storage cupboard can be found in the bathroom where the boiler can be located.

### Bedroom 2

15'4" x 19'8" (4.67m x 6.00m)

This spacious bedroom on the top floor features large mullion windows across, flooding the room with daylight and offering pleasant views.

Providing a versatile space that could be used as a bedroom, second reception room or home office.

### External

To the front offers use of a garden, which could also be used to create off road parking. Please note, this area is not on the title plan for the property, however the property has always had use of this.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 790

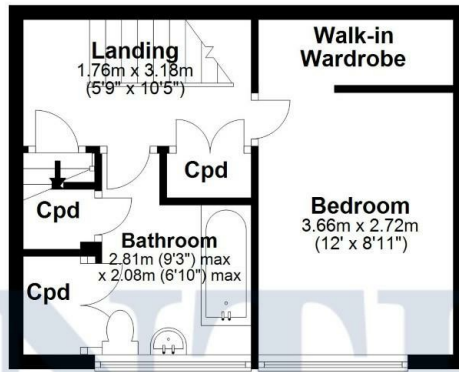
Leasehold Annual Ground Rent Amount  
£1.5s.0d

Council Tax Banding; ROCHDALE COUNCIL  
BAND A

Floorplan

**First Floor**

Approx. 28.0 sq. metres (301.7 sq. feet)



**Ground Floor**

Approx. 28.0 sq. metres (301.7 sq. feet)



**Second Floor**

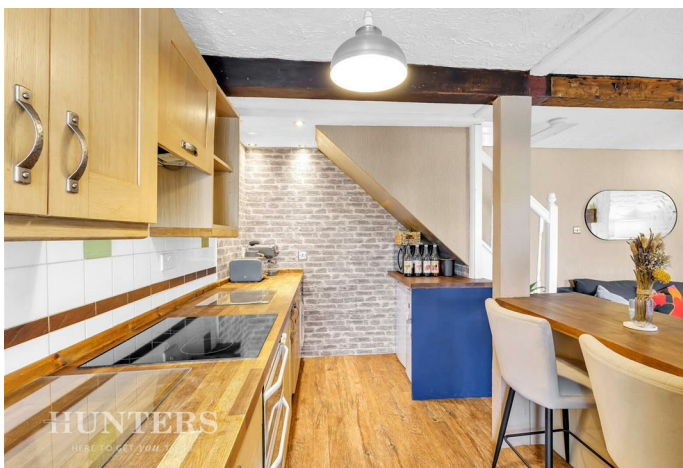
Approx. 28.0 sq. metres (301.7 sq. feet)

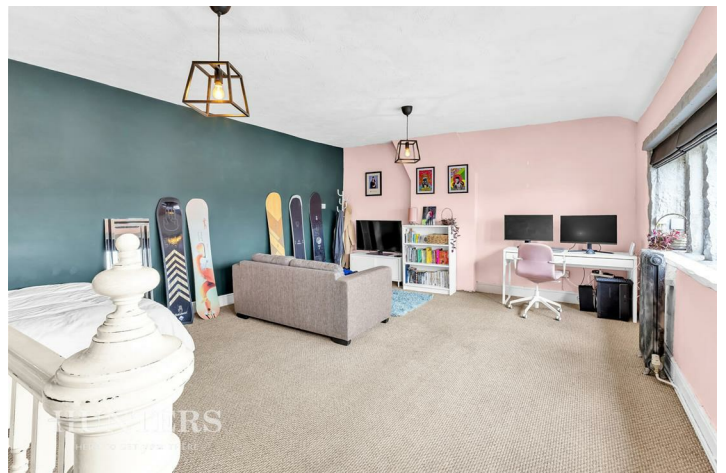
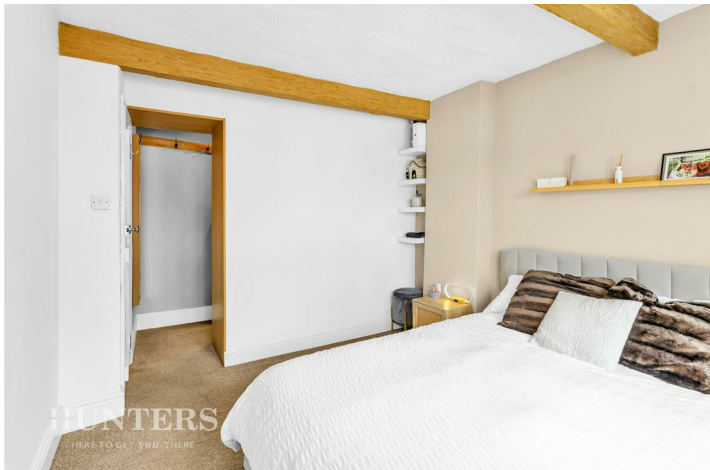
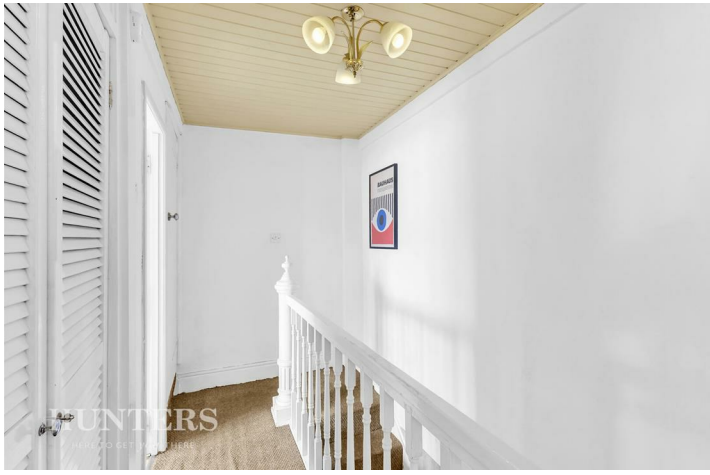


Total area: approx. 84.1 sq. metres (905.0 sq. feet)

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.

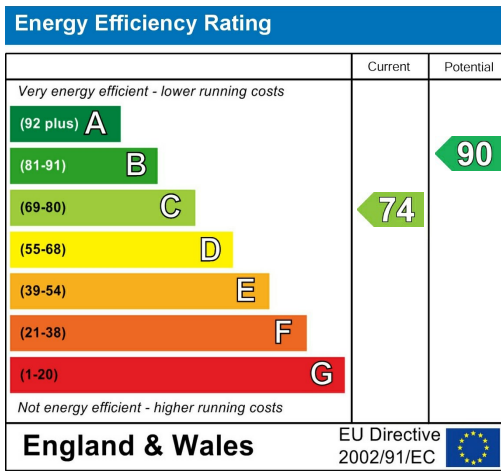
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







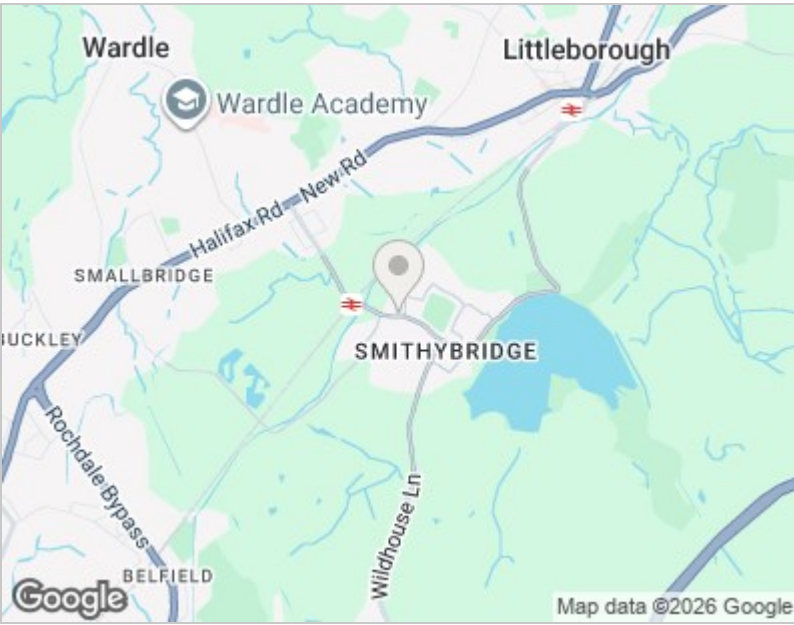
### Energy Efficiency Graph



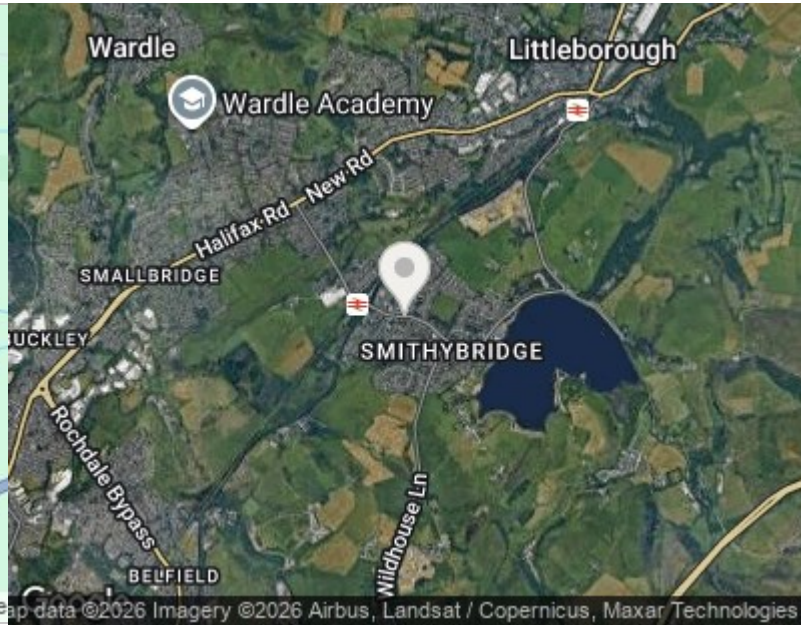
### Viewing

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.

85 Church Street, Littleborough, OL15 8AB  
Tel: 01706 390 500 Email: [littleborough@hunters.com](mailto:littleborough@hunters.com)  
<https://www.hunters.com>

