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Dale View

Smithy Bridge, Littleborough, OL15 0BP

Offers In Excess Of £375,000

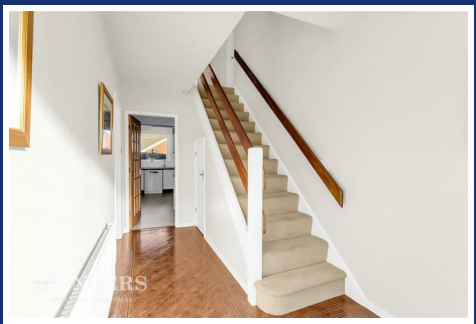
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- EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
- LOVINGLY MAINTAINED FOR OVER 50 YEARS
- BEAUTIFULLY KEPT GARDENS, DRIVEWAY & GARAGE
- FREEHOLD
- EPC RATING TBC
- SOUGHT-AFTER SMITHY BRIDGE LOCATION
- FABULOUS REAR VIEWS
- FREEHOLD & NO ONWARD CHAIN
- COUNCIL TAX BAND E

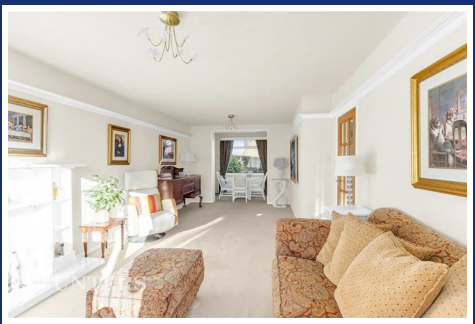
Dale View

Smithy Bridge, Littleborough, OL15 0BP

Offers In Excess Of £375,000







Occupying a sought-after position within Smithy Bridge, just a short distance from Hollingworth Lake, this extended four bedroom detached property has been lovingly owned and maintained by the same family for over 50 years. Offering generous accommodation, beautifully kept gardens and fabulous views to the rear, this much-loved home is now ready for its next chapter, presenting a wonderful opportunity for a new family to move in and make it their own.

The accommodation is well proportioned throughout and comprises an entrance hallway, comfortable lounge, dining room and breakfast kitchen, providing plenty of space for everyday family life and entertaining. To the first floor are four bedrooms, with fabulous views across the surrounding landscape from the rear bedrooms, together with a family shower room.

Externally, the property is complemented by beautifully maintained gardens to both the front and rear, reflecting the care and attention given to this home over the years. A driveway provides off-road parking and leads to an integral garage, offering additional parking or useful storage. Further benefits include gas central heating, with a replacement boiler installed approximately two years ago, and double glazing.

The location is a particular highlight, with Hollingworth Lake and its picturesque surroundings close by, offering beautiful walks, waterside cafés, restaurants and leisure activities. Families are well catered for with local primary schools nearby, whilst Smithy Bridge railway station provides convenient connections to both Manchester and Leeds, making this an excellent choice for commuters.

Offered for sale with no onward chain and freehold tenure, this is a wonderful opportunity to purchase a cherished family home in one of the area's most desirable residential locations, offering generous accommodation, beautiful surroundings and plenty of potential for the next generation to enjoy. Early viewing is highly recommended.

Hallway
14'5" x 6'7" (4.39m x 2.01m)
A welcoming entrance hall featuring a wooden floor and a staircase with wooden handrails. Natural light fills the space through the glazed front door and side panels, creating a bright and inviting entrance to the home.

Lounge Diner
23'5" x 12'1" max (7.13m x 3.67m max)
A spacious lounge that extends into a separate dining area, creating a generous open-plan feel. The room is carpeted and decorated neutrally, classic touches include picture rails and large windows, allowing plenty of natural light. Offering a comfortable space to relax and entertain.

Kitchen/Breakfast Room
15'1" x 17'9" max (4.60m x 5.42m max)
The extended kitchen/breakfast room is fully fitted with a range of base and eye level units, featuring a patterned tiled work surface. The floor is covered in tiled flooring, enhancing the room's practical feel. There is ample space for a dining table, with windows and a door providing natural light and garden access.

Landing
9'0" x 8'1" max (2.74m x 2.47m max)
On the first floor, a bright landing provides access to all bedrooms and the shower room. It is neutrally decorated and carpeted, with a cupboard for additional storage.

Bedroom 1
12'11" x 12'1" (3.93m x 3.67m)
A spacious double bedroom enjoys natural light through a large window, with bright, neutral decor and carpet flooring. Fitted wardrobes provide excellent storage, keeping the room neat and uncluttered.

Bedroom 2
10'6" x 10'7" (3.21m x 3.21m)
A further double bedroom is presented in soft neutrals, with a large window and fitted white wardrobes that include a dressing table area. The room is carpeted and offers a pleasant view to the outside, making it a comfortable space for rest or study.

Bedroom 3
23'5" x 9'2" (7.13m x 2.80m)
A spacious and light double bedroom with triple aspect windows offering a restful retreat with views over the surrounding area.

Bedroom 4
8'10" x 6'7" (2.68m x 2.01m)
A single bedroom decorated in neutral tones, with a window providing daylight. The room is carpeted.

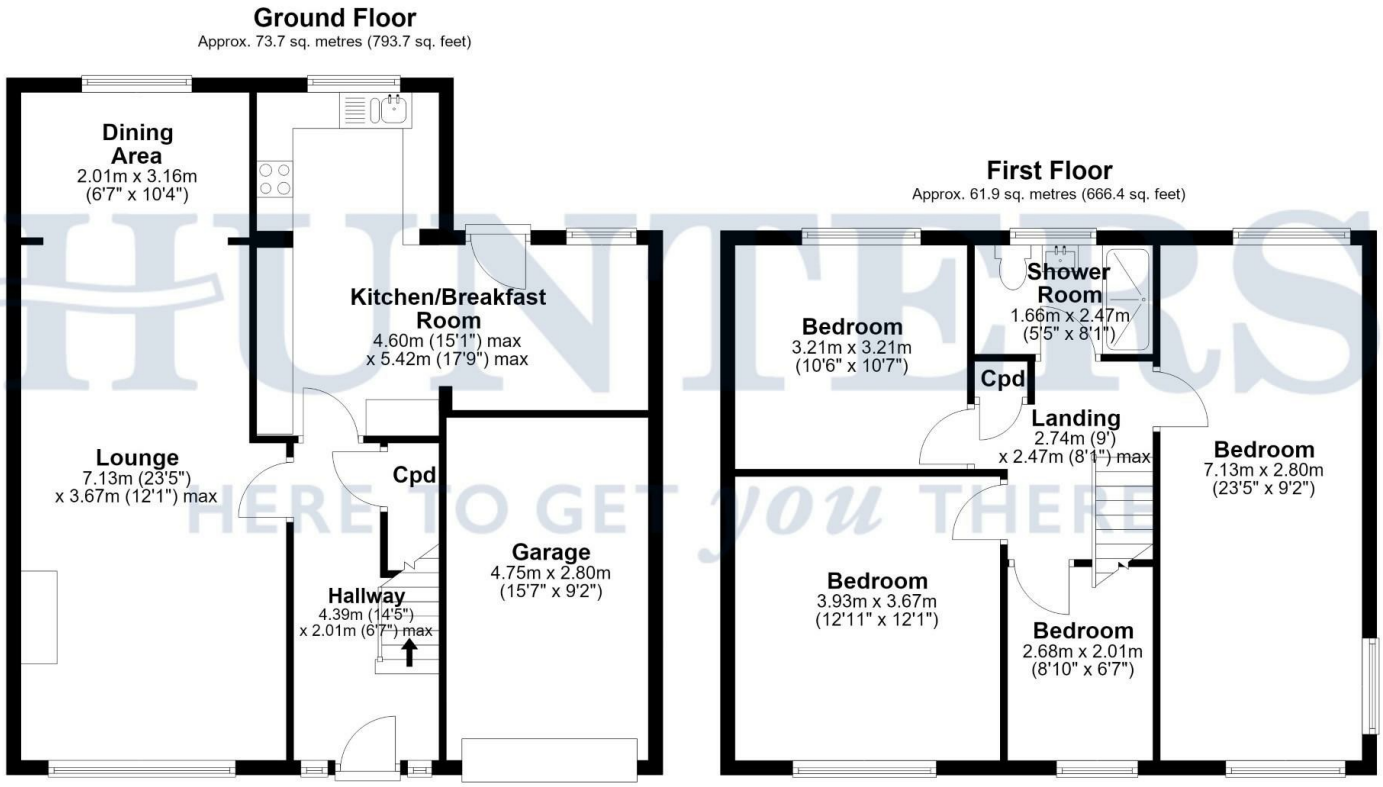
Shower Room
5'5" x 8'1" (1.66m x 2.47m)
The shower room is fitted with a walk-in shower, a modern vanity unit with basin, and a WC. It is tiled and decorated in soft neutral tones, with a window for ventilation and natural light, creating a fresh and practical bathroom space.

Rear Garden
The rear garden is enclosed and well-maintained, featuring a lawn bordered by shrubs and planting. A paved patio area offers space for outdoor seating and relaxation, creating a private and peaceful outdoor space.

Front Exterior, Drive and Garage
The property's front exterior is a traditional two-storey brick and rendered house with a single garage. The driveway provides parking, and the front garden is neatly kept with low shrubs and greenery, welcoming you into the home.

Material Information - Littleborough
Tenure Type; FREEHOLD
Council Tax Banding; COUNCIL TAX BAND E

Floorplan



Total area: approx. 135.6 sq. metres (1460.1 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.



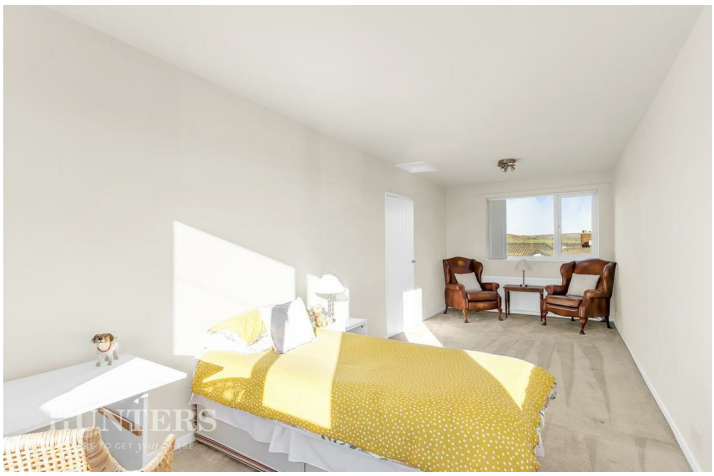
















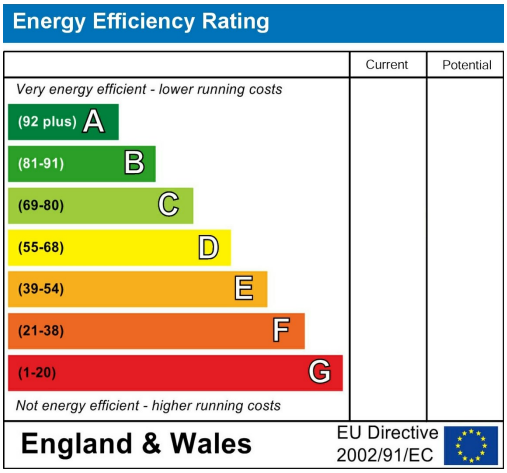


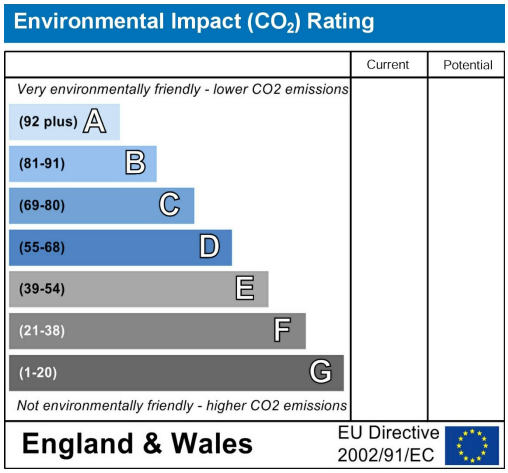






Energy Efficiency Graph





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.

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