



Bank Close

Smithy Bridge, OL15 0DP

Offers In Excess Of £250,000



- EXTENDED SEMI DETACHED PROPERTY
- IN NEED OF MODERNISATION
- TWO RECEPTION ROOMS
- SOLD WITH NO CHAIN
- EPC RATING D
- RARE OPPOTUNITY SET WITHIN SOUGHT AFTER LOCATION
- THREE BEDROOMS PLUS BOX ROOM
- GENEROUS GARDEN
- COUNCIL TAX BAND D
- LEASEHOLD

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Hunters Estate Agents are delighted to offer for sale this rare opportunity to acquire a spacious, extended three-bedroom semi-detached home, ideally located on the doorstep of Hollingworth Lake Nature Reserve & Country Park.

Offering excellent access to local motorway connections and Smithy Bridge train station, this property combines the best of tranquillity and convenience. Although the home requires modernisation, it offers fantastic space and potential throughout.

The accommodation includes an entrance hall, a large lounge, dining room, and an extended kitchen. There are three bedrooms plus a box room/study, a family bathroom, and a separate WC.

Externally, the property benefits from generous gardens, a driveway, and a garage, and is located in a quiet cul-de-sac. Offered with no onward chain, this home presents a superb opportunity to create a fantastic family residence with scope to personalise.

Entrance Hall

Comprising a porch leading into a welcoming hallway, this space includes a handy storage cupboard under the stairs, providing practical storage and a tidy entrance into the home.

Lounge

18'7" max x 10'10" (5.67 max x 3.32)

A light and bright room featuring a large front-facing window, offering a spacious and welcoming reception room.

Dining Room

14'4" x 8'3" max (4.39 x 2.52 max)

An extended space accessed via double doors from the lounge, featuring a window overlooking the rear garden. Located adjacent to the kitchen, it offers fantastic potential to knock through and create a spacious open-plan family dining kitchen.

Kitchen

17'10" x 8'6" (5.46 x 2.60)

This extended kitchen provides a generous, versatile space with plenty of potential to create an open-plan family area. While it requires modernising, it benefits from a side door and windows to the side and rear, ensuring a bright and airy environment.

Landing

A bright and practical space with a side-facing window and loft access, providing convenient access to all upstairs accommodation.

Bedroom 1

7'8" x 16'6" (2.35 x 5.04)

Part of the extension, this large double bedroom features two rear-facing windows overlooking the garden, creating a light and airy room.

Bedroom 2

12'11" x 10'3" max (3.96 x 3.13 max)

A spacious double bedroom with a front-facing window, filling the room with natural light and providing a comfortable and airy space.

Bedroom 3

9'2" max x 6'5" (2.81 max x 1.98)

An ideal child's bedroom with a front-facing window, providing plenty of natural light, and featuring a built-in cupboard for practical storage.

Box Room

7'6" x 4'9" (2.29 x 1.47)

A versatile room with a side-facing window, ideal for use as a home office, study, or nursery.

Bathroom

8'4" max x 9'1" (2.56 max x 2.78)

A three-piece suite comprising a WC, wash handbasin, and bath with an overhead shower. The room also benefits from a built-in storage cupboard, providing practical space for toiletries and essentials.

Separate WC

A convenient second WC, ideal for busy family households, providing additional practical facilities upstairs.

External

Situated on a generous plot, the property features a front garden with hedgerow borders and a driveway providing ample off-road parking, leading to a detached garage. The good-sized rear garden includes both patio and lawn areas, offering a pleasant outdoor space for relaxing or entertaining.

Material Information - Littleborough

Tenure Type; LEASEHOLD

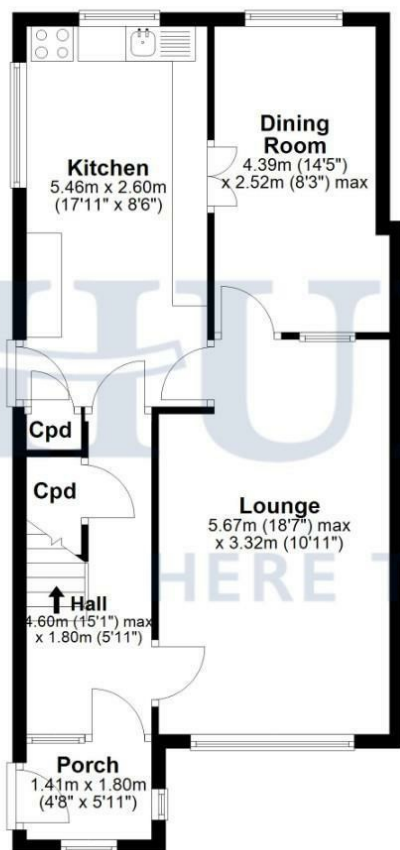
Leasehold Years remaining on lease; 944

Leasehold Ground Rent Amount: £15.00

Council Tax Banding; ROCHDALE COUNCIL
BAND D

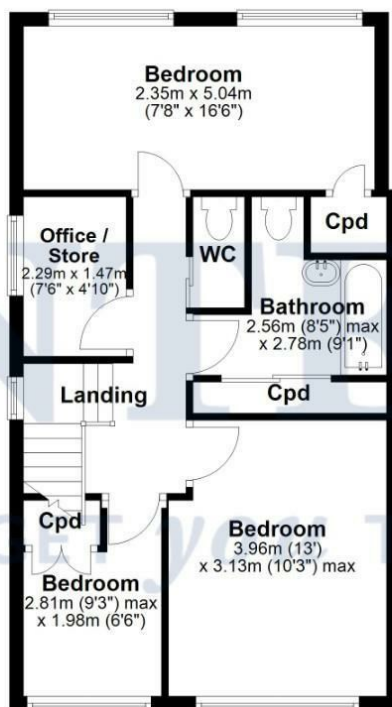
Floorplan **Ground Floor**

Approx. 55.2 sq. metres (593.9 sq. feet)



First Floor

Approx. 49.7 sq. metres (535.0 sq. feet)



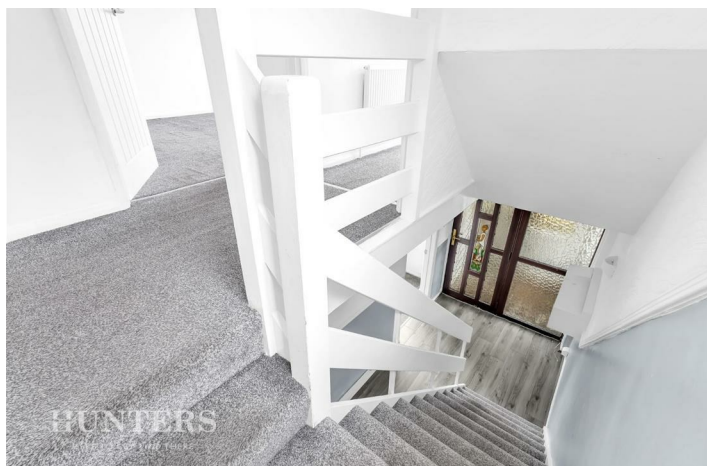
Outbuilding

Approx. 24.4 sq. metres (262.7 sq. feet)



Total area: approx. 129.3 sq. metres (1391.6 sq. feet)

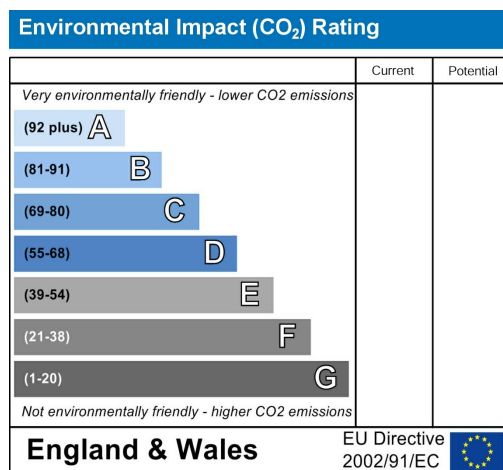
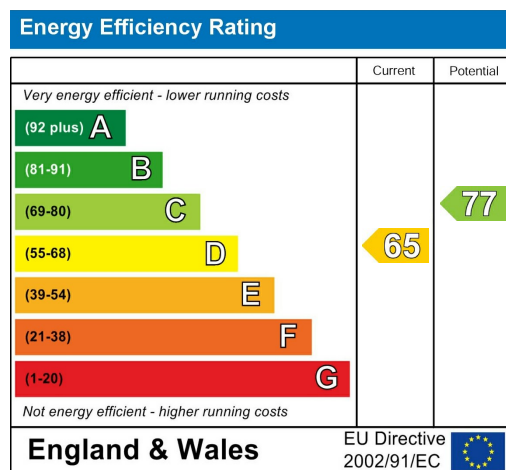
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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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