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Hollowspell

Smallbridge, Rochdale, OL12 9AW

Offers In Excess Of £240,000



- THREE BEDROOM SEMI-DETACHED HOME
- MODERN THROUGHOUT WITH NEW CARPETS
- DRIVEWAY, CARPORT & BRICK STORAGE
- SOLD WITH NO ONWARD CHAIN
- EPC RATING C
- POPULAR RESIDENTIAL LOCATION
- SPACIOUS KITCHEN DINER & BRIGHT LOUNGE
- BEAUTIFULLY LANDSCAPED GARDEN
- COUNCIL TAX BAND A
- FREEHOLD

Tel: 01706 390 500

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A well-presented three-bedroom semi-detached home situated in the popular residential area of Smallbridge, Rochdale, conveniently located close to local schools, shops and excellent transport links. Well maintained throughout, the property has recently undergone a number of improvements including redecoration and new carpets, making it ready to move straight into.

The accommodation briefly comprises an entrance hall, spacious kitchen diner and a light and airy lounge. To the first floor are three well-proportioned bedrooms, a family bathroom and separate WC.

Externally, the property benefits from a block-paved driveway providing off-road parking for several vehicles, a carport and two useful brick-built storage outbuildings. The beautifully landscaped rear garden features a paved patio seating area, lawn and well-stocked flower borders, creating an ideal outdoor space for relaxing and entertaining.

Offered for sale with no onward chain, viewing is highly recommended to fully appreciate all this fantastic home has to offer.

Hallway

13'6" x 5'11" (4.11m x 1.81m)

A welcoming hallway with natural light that enters through a window, brightening the space and creating a clean, airy feel. Stairs leading to the first floor.

Lounge

15'3" max x 12'8" (4.66m max x 3.86m)

The lounge is a bright and cosy room featuring a large bay window that floods the space with natural light.

Dining kitchen

9'11" x 18'11" (3.03m x 5.77m)

This spacious dining kitchen benefits from ample natural light through a large window running along the length of the workspace. The kitchen features a range of wall and base units, integrated appliances including a gas hob and oven, as well as space for freestanding appliances including washing machine, dishwasher and fridge freezer. The dining area comfortably fits a table and door leads to the rear garden.

Landing

9'4" x 7'4" (2.84m x 2.24m)

The first-floor landing is bright and practical, connecting all three bedrooms, the bathroom, and a separate WC. It features a window allowing natural light to flow in and a storage cupboard.

Bedroom 1

12'7" x 11'3" (3.84m x 3.44m)

The main bedroom is a generous double with a large window to the front. A built-in cupboard adds practical storage for clothes or personal items.

Bedroom 2

10'7" max x 11'3" (3.23m max x 3.44m)

This second bedroom offers a comfortable double size with a window overlooking the rear garden.

Bedroom 3

9'8" max x 7'4" (2.94m max x 2.24m)

A smaller third bedroom, ideal for a single bed or as a home office. It features a window to the front and a built in storage cupboard.

Bathroom

4'9" x 7'4" (1.46m x 2.24m)

The bathroom is fitted with a modern white suite including a bath with a shower over, and a vanity unit with basin. Walls and floor are tiled in neutral tones, creating a clean and fresh atmosphere, with a window providing ventilation and natural light.

WC

A separate WC located next to the bathroom, featuring a low flush toilet and a small window to the rear.

Rear Garden

The rear garden features a generous paved patio area ideal for outdoor seating and entertaining, leading to a well-maintained lawn. The garden enjoys a peaceful outlook with mature trees beyond the fence, and offers access to two brick-built store rooms, perfect for garden tools and storage.

Parking

To the front offers a paved driveway parking, leading to a carport at the side of the property.

Material Information - Littleborough

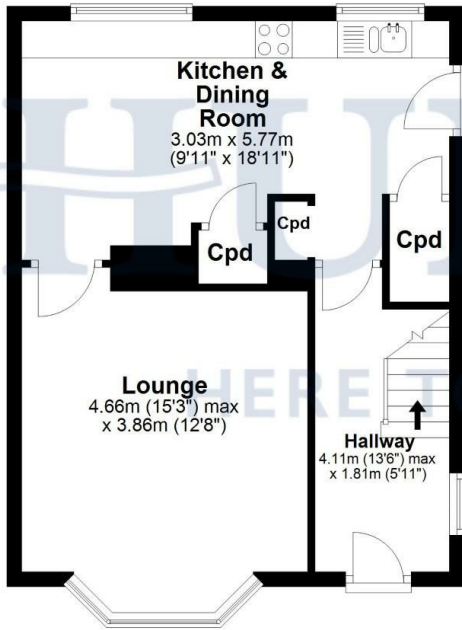
Tenure Type; FREEHOLD

Council Tax Banding; COUNCIL TAX BAND A

Floorplan

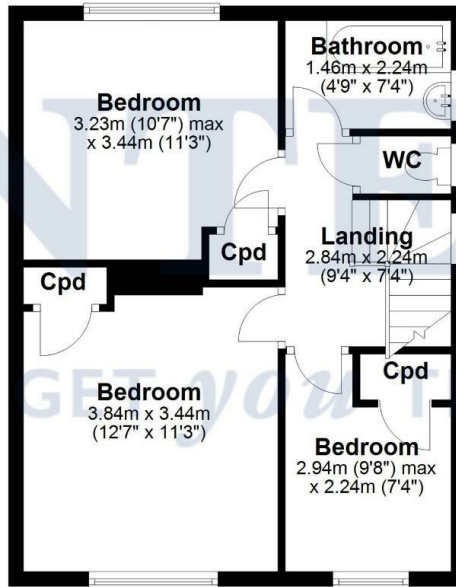
Ground Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



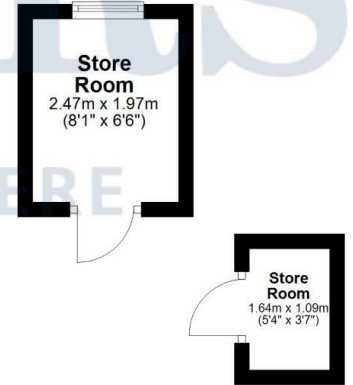
First Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



Outbuilding

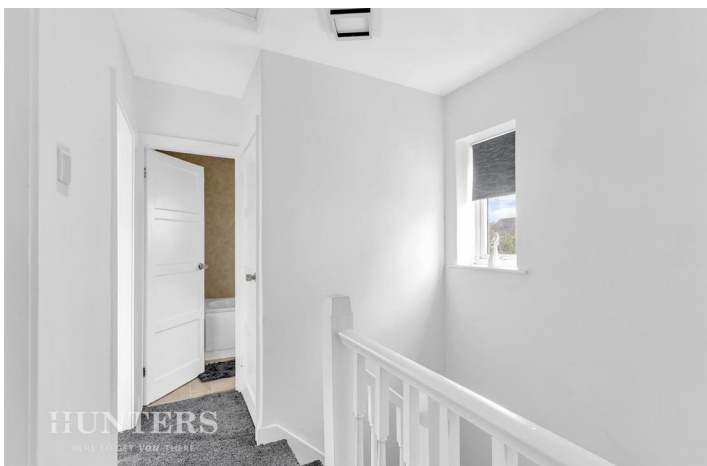
Approx. 6.6 sq. metres (71.6 sq. feet)

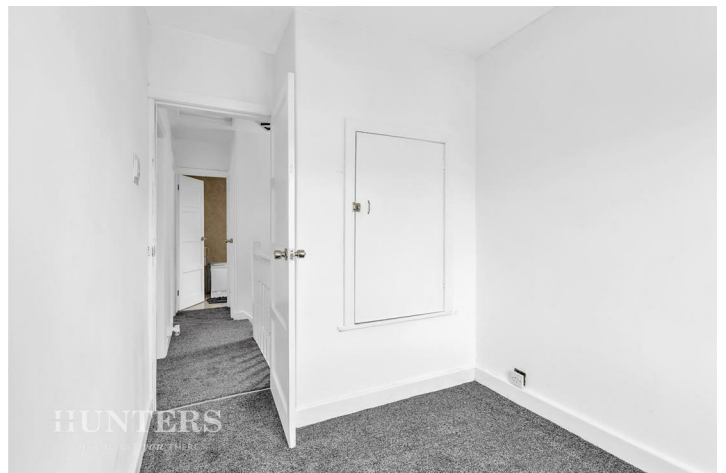
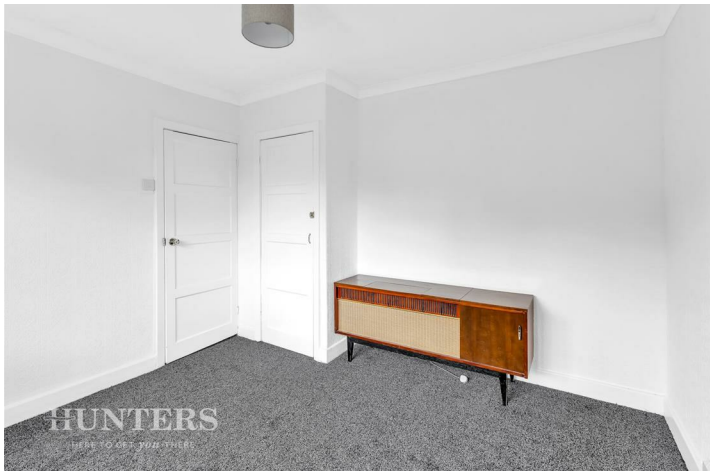


Total area: approx. 92.9 sq. metres (999.7 sq. feet)

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.

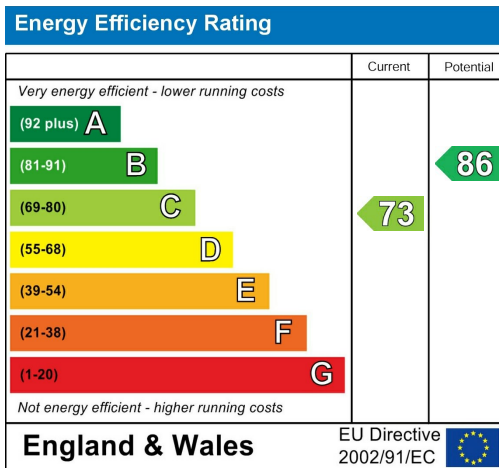
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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