

HUNTERS[®]

HERE TO GET *you* THERE



Chichester Close

Smithy Bridge, OL15 8QL

£235,000

- MODERN SEMI DETACHED PROPERTY
- POPULAR LOCATION CLOSE TO SMITHY BRIDGE TRAIN STATION & PRIMARY SCHOOL
- MODERN BATHROOM SUITE
- DRIVEWAY PARKING
- COUNCIL TAX BAND B



- THREE BEDROOMS
- MODERN FITTED DINING KITCHEN
- GARDEN TO THE REAR
- EPC RATING C
- FREEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are delighted to present to the market this modern three-bedroom semi-detached home, ideally located in the sought-after area of Smithy Bridge. The property enjoys a prime position close to a well-regarded primary school and the mainline train station, offering direct connections to Manchester and Leeds city centres—perfect for commuters and families alike.

Beautifully modernised throughout, the accommodation comprises a welcoming porch, a bright and spacious lounge, and a contemporary open-plan dining kitchen on the ground floor.

To the first floor, there are three well-proportioned bedrooms and a stylish modern bathroom suite.

Externally, the property features off-road parking to the front and a generous rear garden, ideal for outdoor entertaining or family activities.

This is an ideal opportunity for first-time buyers, growing families, or those seeking a move-in ready home in a convenient location.

Early viewing is highly recommended.

Entrance Porch

6'3" x 4'5" (1.91 x 1.37)

Entering through the porch, this bright space offers a practical spot to store coats and shoes.

Lounge

14'7" x 14'4" (4.45 x 4.37)

A bright and airy lounge with fitted media wall and stairs accessing the first floor

Dining Kitchen

14'7" x 9'3" (4.45 x 2.83)

A modern and contemporary dining kitchen, comprising of a range of wall and base units, stainless steel sink, gas cooker with over the head extractor, oven, and integrated appliances including fridge freezer, microwave and washing machine. The dining kitchen offers space for a dining table and useful under stairs storage cupboard. Door leading to the rear garden,

Landing

7'4" x 6'3" (2.24 x 1.91)

With access to all first floor rooms and the loft hatch.

Bedroom 1

15'8" x 8'2" (4.79 x 2.51)

A spacious double bedroom located to the front of the property.

Bedroom 2

9'1" x 8'4" (2.79 x 2.55)

A further double bedroom located to the rear of the property.

Bedroom 3

11'2" x 6'3" (3.41 x 1.91)

A single bedroom located to the front of the property, which would make an ideal home office or nursery. The house combi boiler can be located in the storage cupboard.

Bathroom

6'9" x 6'0" (2.06 x 1.83)

A modern fitted bathroom suite, comprising of a bath with over the head shower, low level WC, vanity sink and chrome heated towel rail.

Garden

To the rear offers a private enclosed lawned garden with a raised paved patio area, ideal for those wanting to sit out.

Parking

Private driveway parking can be located to the front of the property, the property also offers a shared driveway with the neighbouring property.

Material Information - Littleborough

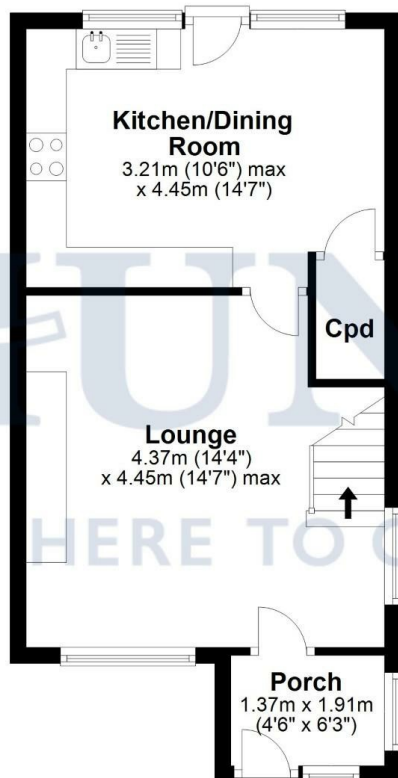
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

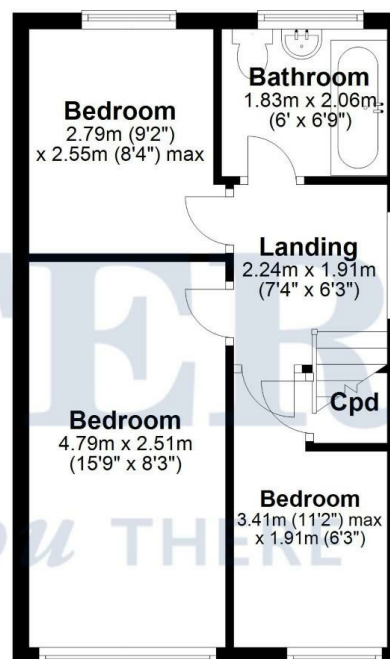
Ground Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.6 sq. feet)



Total area: approx. 71.4 sq. metres (768.1 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.

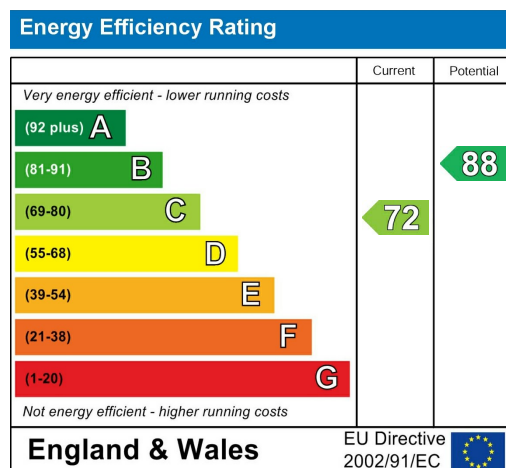
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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