

HUNTERS®

HERE TO GET *you* THERE



Brown Bank Road

Smithy Bridge, OL15 8QT

Offers In Excess Of £300,000



- EXTENDED DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- HIGHLY SOUGHT AFTER LOCATION CLOSE TO HOLLINGWORTH LAKE AND MAINLINE TRAIN STATION
- GARDENS TO FRONT AND REAR
- EPC RATING D
- THREE BEDROOMS
- UTILITY ROOM AND CLOAKROOM
- GARAGE AND DRIVEWAY PARKING
- COUNCIL TAX BAND D
- LEASEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are delighted to offer for sale this extended three-bedroom detached family home, situated in a highly sought after location of Smithy Bridge close to Hollingworth Lake, local primary school and mainline train station providing direct access to both Manchester and Leeds city centres.

The accommodation briefly comprises of an entrance hallway, a spacious lounge, a dining room, an extended fitted kitchen, a utility room and a downstairs cloakroom. On the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property features a double driveway leading to a single garage, a well-presented front lawned garden with mature borders, and a generous size private rear garden laid mainly to lawn with a stone patio seating area, providing a tranquil space for relaxation and entertaining.

Viewings come highly recommended to fully appreciate the size, location, and potential of this exceptional family home.

Entrance hallway

A welcoming spacious entrance hallway with access to the lounge, cloakroom, kitchen and downstairs WC, as well as stair access leading to the first floor.

Lounge

24'3" x 11'1" (7.40 x 3.40)

A bright and spacious dual-aspect lounge, flooded with natural light from a large front-facing bay window and window to the rear. This inviting living space also features an electric fireplace with surround, creating a perfect blend of warmth and comfort.

Kitchen

9'0" x 14'7" (2.76 x 4.45)

This well-appointed kitchen offers a comprehensive range of fitted wall and base units with complementary worktops. It includes a single drainer sink unit, a four-ring gas hob with extractor hood above, and a built-in oven and grill. There is space for a fridge/freezer, part-tiled walls for easy maintenance, a hardwood flooring throughout.

Dining room

9'7" x 7'6" (2.94 x 2.30)

A further reception room accessed from the kitchen, currently used as a dining room. The space features attractive hardwood flooring and offers versatile use to suit individual needs.

Utility room

8'6" max x 8'5" (2.61 max x 2.59)

A generously sized utility room located at the rear of the property, fitted with a range of wall and base units and a stainless steel sink. The room includes a storage cupboard housing the combi boiler, plumbing for a washing machine, and space for a tumble dryer. It offers convenient access to the rear garden and also features a personnel door leading to the integral garage

Cloakroom

A useful ground floor cloakroom situated at the front of the property, fitted with a low-level WC and a pedestal wash basin.

Landing

9'2" max x 7'6" (2.81 max x 2.29)

With access to all first floor bedrooms and loft space.

Bedroom one

13'4" x 10'2" (4.07 x 3.12)

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

Bedroom two

10'7" x 10'2" (3.23 x 3.12)

A further double bedroom located to the rear of the property enjoying views of the garden.

Bedroom three

6'6" x 7'6" (2.00 x 2.29)

A single bedroom located the front of the property with a built in useful storage cupboard.

Bathroom

8'2" x 7'6" (2.49 x 2.29)

A fully tiled bathroom fitted with a suite comprising a panelled bath with overhead shower, low-level WC, and pedestal wash hand basin.

Garage and parking

15'4" x 8'5" (4.69 x 2.59)

The property benefits from an integral garage with an up-and-over door to the front and internal access via a personnel door. To the front, a double private driveway provides off-road parking for two cars.

Gardens

To the front, the property boasts a well-presented lawned garden with well-stocked borders. Leading to the rear boasts a substantial private garden featuring a spacious lawn and a stone seating area, ideal for outdoor dining and relaxation.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 946

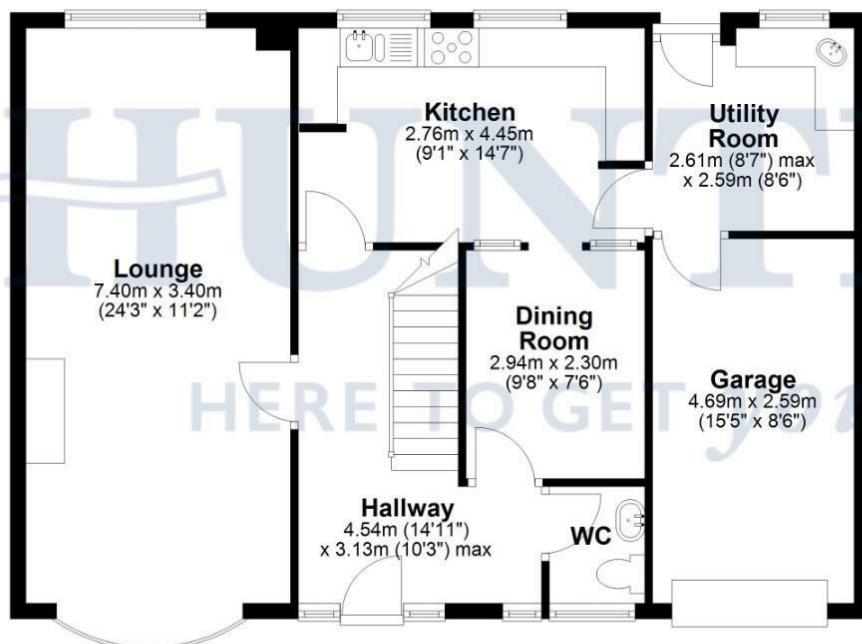
Leasehold Annual Ground Rent Amount £15.00

Council Tax Banding; ROCHDALE COUNCIL
BAND D

Floorplan

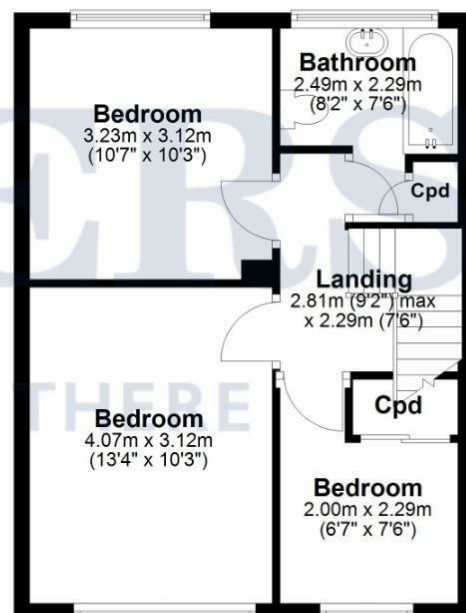
Ground Floor

Approx. 78.8 sq. metres (848.5 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.5 sq. feet)



Total area: approx. 119.6 sq. metres (1287.0 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.

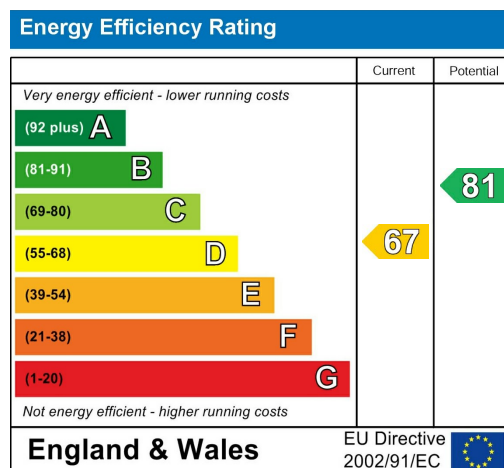
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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.

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