

HUNTERS[®]

HERE TO GET *you* THERE



Brown Bank Road

Smithy Bridge, OL15 8QT

Offers In Excess Of £275,000



- EXTENDED SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- LARGE LOUNGE
- GARDENS AND DRIVEWAY
- EPC RATING D

- SOUGHT AFTER SMITHY BRIDGE LOCATION
- KITCHEN DINER
- THREE BEDROOMS
- COUNCIL TAX BAND C
- LEASEHOLD

Tel: 01706 390 500

Brown Bank Road

Smithy Bridge, OL15 8QT

Offers In Excess Of £275,000



Hunters Estate Agents are delighted to present this extended three-bedroom semi-detached family home, located in the desirable Smithy Bridge area. Combining convenience and community, with excellent local schools, shops, and a nearby train station for direct access to Leeds and Manchester, all within easy reach.

The ground floor boasts a spacious reception room and a modern kitchen that flows seamlessly into the family room extension. This bright and inviting space, complete with Velux windows and a door opening onto the garden, creates a welcoming hub for family life and entertaining.

Upstairs, there are three comfortable bedrooms and a family bathroom, offering plenty of space for everyone. With gas central heating throughout and UPVC windows, the home is both warm and energy-efficient.

Externally there are gardens to both front and rear with a driveway providing off road parking for two cars. This property is a wonderful opportunity for families seeking a stylish, move-in-ready home, call now to arrange a viewing.

Entrance

12'8" x 6'2" (3.87 x 1.89)

A welcoming hallway providing a practical space to hang coats and store shoes, with stairs leading to the first floor and doors giving access to both the lounge and kitchen.

Lounge

24'1" x 11'0" (7.35 x 3.37)

A spacious and light reception room, formerly a lounge-diner, now offering a large and airy family living space. The room features a charming front bay window and double doors that open into the family dining room.

Extended Kitchen Diner

The kitchen (3.39m x 2.67m) is thoughtfully fitted with a range of base and wall units, including a built-in oven, gas hob, and integrated appliances such as a dishwasher, washing machine, and fridge-freezer, with extra space for a tumble dryer. The extended family dining area (4.92m x 2.89m) is flooded with natural light from Velux skylights and a rear window, while double doors open seamlessly onto the garden, creating a bright and welcoming space perfect for family gatherings.

Landing

The landing is naturally lit by a side window and provides access to all bedrooms and the family bathroom. Loft access is available via a ladder, and the boarded loft benefits from lighting, offering excellent storage potential.

Bedroom 1

12'10" x 10'3" (3.92 x 3.14)

A light and bright double bedroom at the front of the property, offering a welcoming and airy space.

Bedroom 2

10'11" x 9'1" (3.33 x 2.79)

A second double bedroom at the rear of the property, enjoying pleasant views over the garden and plenty of natural light.

Bedroom 3

6'11" x 6'6" (2.13 x 2.00)

A single bedroom with a front-facing window, with a built in fitted wardrobe.

Family Bathroom

8'1" x 7'10" (2.48 x 2.39)

A family bathroom fitted with a three-piece suite comprising a WC, wash hand basin, and bath with an overhead shower, complemented by a heated towel rail and a rear-facing window providing natural light and ventilation.

External

The property enjoys gardens to both the front and rear. The front garden is mainly lawn and enhanced with well-established flower and plant borders, along with a driveway providing off-road parking for two cars. To the rear, there is an enclosed garden featuring a paved patio seating area, low-maintenance artificial grass, and useful storage sheds, creating a private and versatile outdoor space for relaxing or entertaining.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 944

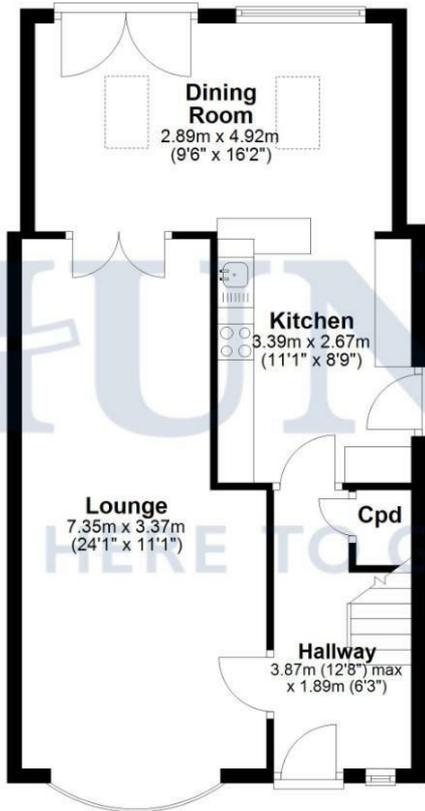
Leasehold Annual Service Charge Amount
£15.00

Council Tax Banding; ROCHDALE COUNCIL
BAND C

Floorplan

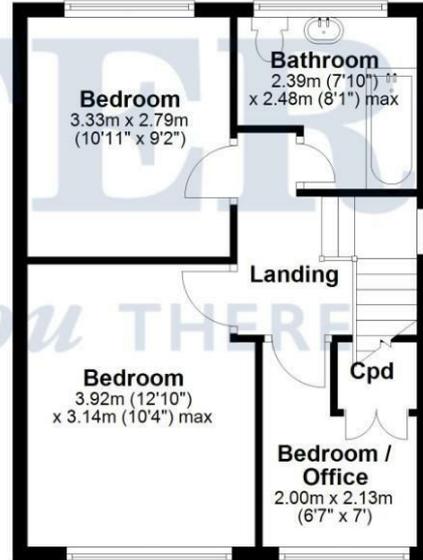
Ground Floor

Approx. 54.5 sq. metres (586.7 sq. feet)



First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



Total area: approx. 94.0 sq. metres (1011.4 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.

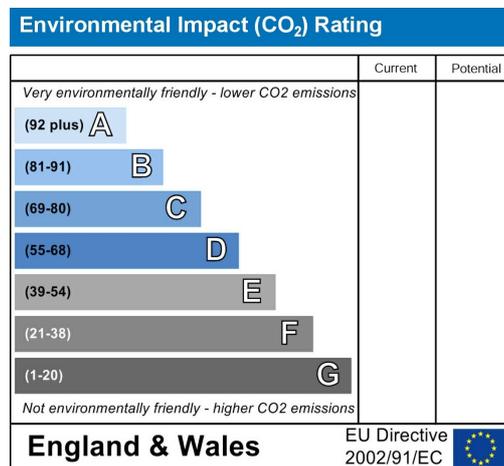
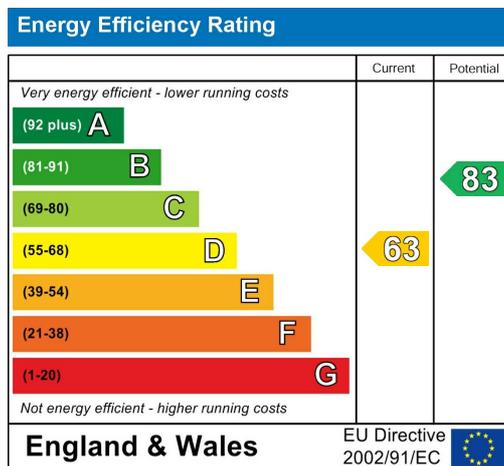






HUNTERS
HERE TO GET YOU THERE

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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
<https://www.hunters.com>

