



6 Whittaker Drive

Smithybridge | OL15 8QR



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## Overview

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Breakfast Kitchen
- Fabulous Four-Piece Bathroom
- South Facing Rear Garden
- Driveway To The Front
- Potential To Extend
- Delightful Countryside Views
- Highly Sought-After Location
- Easy Access To Transport Links



## Semi-Detached House With Countryside Views

Backing onto the open countryside, this semi-detached house boasts delightful views and is located on the doorstep of Wardle, Littleborough & Milnrow villages, Hollingworth Lake, good local schools and the local train station which provides access to Leeds and Manchester city centres.





Internally, the deceptively spacious property offers ideal family living accommodation comprising of an entrance hall, two reception rooms, a fitted breakfast kitchen, three bedrooms and a fabulous four-piece family bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.

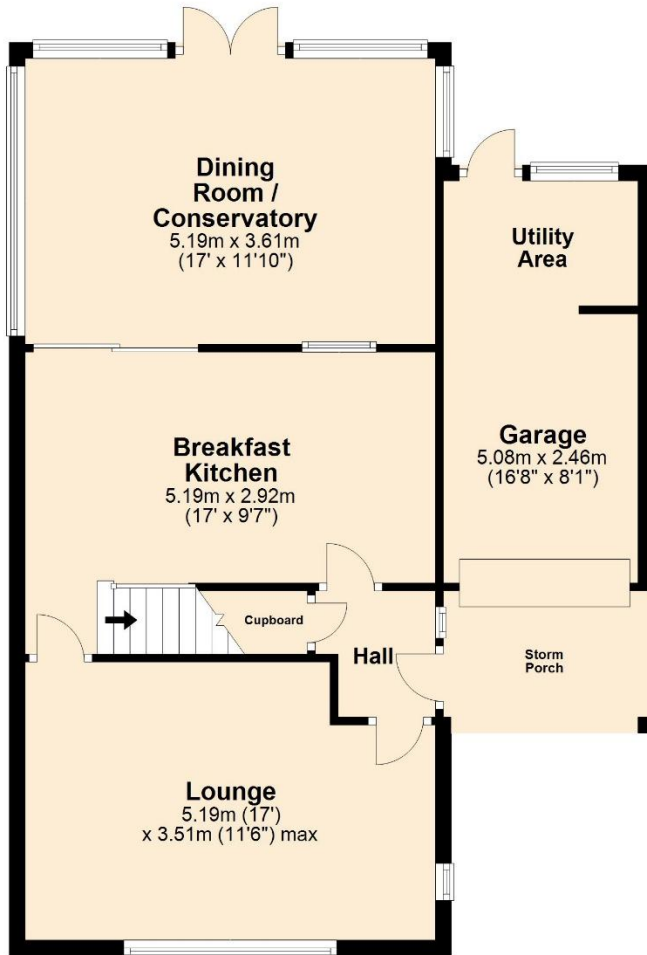


Sitting behind cast iron gates, the property has a driveway which offers security mixed with ample off-road parking. To the front of the home, a storm porch provides cover from the weather whilst the garage at the side has excellent storage. The well-maintained lawn garden with flower bed borders at the rear also boasts two patio areas. The South facing garden gives you direct access to a private lane and its open countryside, making it the perfect route for walkers!

The property is FREEHOLD!

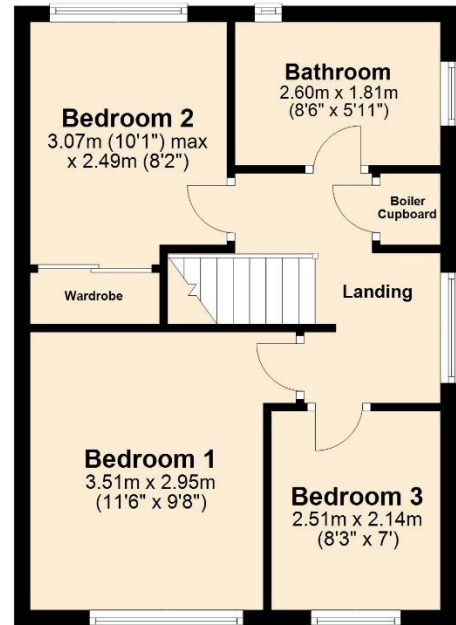
## Ground Floor

Approx. 75.1 sq. metres (808.9 sq. feet)



## First Floor

Approx. 38.6 sq. metres (415.0 sq. feet)



Total area: approx. 113.7 sq. metres (1223.9 sq. feet)

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Plan produced using PlanUp.

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".