



36 Cleggswood Avenue, Littleborough

£265,000 Freehold

Large and extended three bed semi detached family home, in highly popular area • Sitting in enviable position in Smithy Bridge just a few minutes walk away from Hollingworth Lake • Just a short drive away from local M62 junction and walking distance to Smithy Bridge train station • Sitting approximately 2.5 miles outside of Rochdale centre and 14 miles north of Manchester, and close by to some of the areas most beautiful open countryside and local beauty spots • The property itself, has a large open plan lounge diner with patio doors leading into garden • Large dining kitchen • Gas central heating via combi boiler and double glazed UPVC windows • Good sized driveway to the front of property with garden to the rear of the property • Offered with NO CHAIN

Spacious 3 bed semi in Smithy Bridge near Hollingworth Lake. Open plan living, large kitchen, garden, driveway, close to transport links. No onward chain. Ideal for families or professionals.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- Large and extended three bed semi detached family home, in highly popular area
- Sitting in enviable position in Smithy Bridge just a few minutes walk away from Hollingworth Lake
- Just a short drive away from local M62 junction and walking distance to Smithy Bridge train station
- Sitting approximately 2.5 miles outside of Rochdale centre and 14 miles north of Manchester, and close by to some of the areas most beautiful open countryside and local beauty



GROUND FLOOR

Entrance Hallway

7' 9" x 13' 4" (2.36m x 4.06m)

Lounge / Diner

12' 0" x 24' 1" (3.66m x 7.34m)

Dining Kitchen

16' 2" x 20' 9" (4.93m x 6.33m)

FIRST FLOOR

Landing

9' 5" x 14' 3" (2.87m x 4.34m)

Bedroom

12' 0" x 11' 3" (3.66m x 3.43m)

Bedroom

10' 4" x 10' 11" (3.15m x 3.33m)

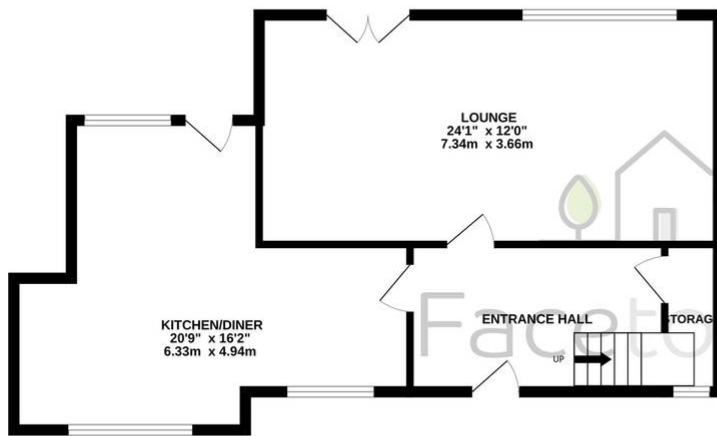
Bedroom

9' 5" x 7' 10" (2.87m x 2.39m)

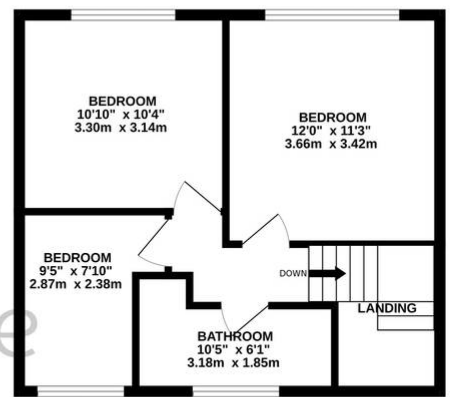
Bathroom

6' 1" x 10' 5" (1.85m x 3.18m)

GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

You can include any text here. The text can be modified upon generating your brochure.

