



The Chapel

Joseph Lister Drive, Wardle, OL12 9ES

£367,950



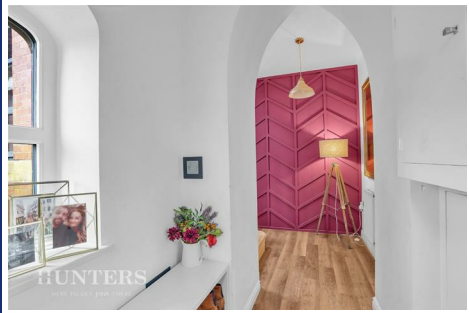
- SEMI DETACHED CONVERTED CHAPEL
- MODERN AND STYLISH THROUGHOUT
- LARGE GARDENS TO FRONT AND REAR
- VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE THIS FANTASTIC PROPERTY
- COUNCIL TAX BAND C

- FOUR BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION, CLOSE TO LOCAL PRIMARY AND SECONDARY SCHOOLS
- SEMI DETACHED DOUBLE GARAGE AND PARKING
- EPC RATING C
- FREEHOLD

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Hunters Estate Agents are delighted to offer to the open market, this rare and unique semi detached property. This stunning converted chapel is situated on the highly sought after Birch Hill development, which has proven to be a popular development situated close to local amenities including local primary and secondary schools, and a short distance from Littleborough and Smithy Bridge train stations, providing direct access to both Leeds and Manchester city centres. Boasting many of its original features with a modern twist, the property has been converted to create a stunning home, comprising of a welcoming entrance hallway, downstairs cloakroom, lounge, open plan modern dining kitchen and office space to the ground floor. Leading to the first floor boasts four bedrooms, three of which are double and a stunning modern bathroom suite. Externally there is lawned garden to the front with hedging, and to the rear offers a substantial large lawned garden with a paved patio area. The property also boasts a semi detached double garage and parking. Viewings are highly recommended to be able to fully appreciate this truly stunning and unique property which is one not to be missed.

Entrance hallway

9'8" max x 12'7" max (2.96 max x 3.84 max)

A welcoming porch with access to the spacious hallway, with built in under stairs storage cupboard and stairs leading to the first floor.

Cloakroom

3'3" x 6'4" (1.01 x 1.95)

A modern fitted cloakroom, tastefully decorated with a low level WC, vanity sink and modern radiator.

Lounge

12'2" x 11'10" (3.73 x 3.63)

Situated to the front of the property with a built in media wall with an electric dual aspect feature fireplace to create a real focal point to the lounge.

Dining kitchen

14'1" max x 24'10" max (4.30 max x 7.57 max)

A truly stunning modern and stylish dining kitchen making this the ideal entertaining space, comprising of a range of fitted wall and base units with under lights and integral appliances including fridge freezer, dishwasher, microwave, double oven and washing machine. The kitchen boasts a centre island with induction hob and breakfast bar. Also boasting a built in seating area and media wall with dual aspect feature fireplace. A stable door can be located to the side of the property leading to the rear garden.

Study

5'8" x 5'1" (1.73 x 1.55)

Situated at the rear of the property with arched window over looking the garden.

Landing

A bright and spacious landing with arched feature window, Velux window and access to all first floor rooms.

Bedroom one

14'1" x 8'9" (4.30 x 2.67)

An impressive master bedroom with built in fitted wardrobes and boasting natural light from both the original windows to the side and additional Velux window.

Bedroom two

13'11" x 7'8" (4.26 x 2.35)

A further spacious double bedroom with built in fitted wardrobes and Velux window.

Bedroom three

9'10" x 11'10" (3.00 x 3.63)

A further double bedroom located to the front of the property with feature arched windows and two Velux windows.

Bedroom four

9'8" max x 8'9" max (2.96 max x 2.67 max)

The smallest of the four bedrooms, however a good sized single bedroom with an arched feature window and built in fitted wardrobes.

Bathroom

10'4" x 7'8" (3.16 x 2.35)

Formerly the main bathroom and en-suite, however recently converted into one large and impressive bathroom suite. Another real feature to the property with a freestanding bath, walk in shower, sink and low level WC. Partly tiled, parquet flooring and two Velux windows.

External

Externally there is a lawned garden to the front with hedging whilst to the rear there is a large garden with patio area and a substantial established lawn. A pathway leading down to the double garage.

Garage and parking

A semi detached double garage situated at the end of the rear garden with additional driveway parking to the front of the garage and one parking space to the front of the property.

Material Information - Littleborough

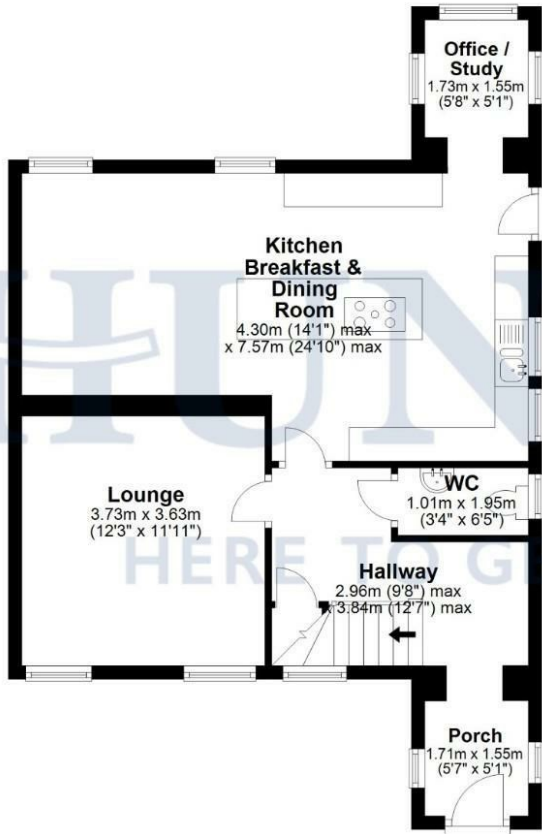
Tenure Type; FREEHOLD (With Service Charge of £156 pa)

Council Tax Banding; Rochdale Council Band C

Floorplan

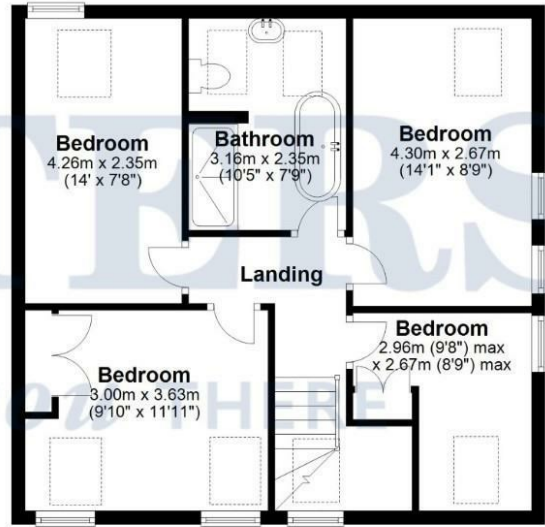
Ground Floor

Approx. 63.0 sq. metres (678.0 sq. feet)



First Floor

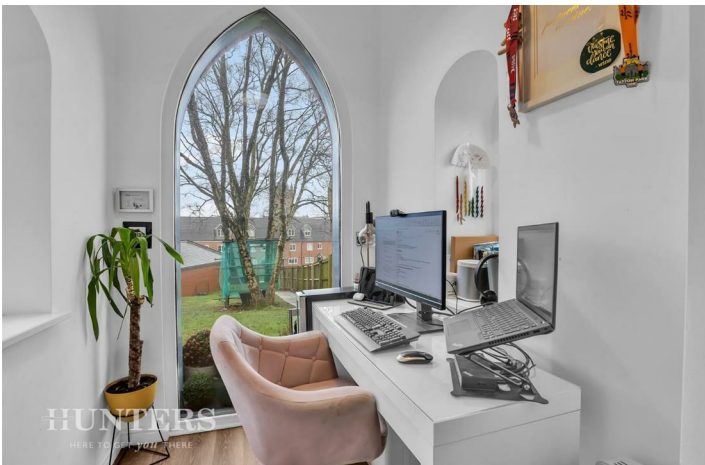
Approx. 55.7 sq. metres (599.5 sq. feet)



Total area: approx. 118.7 sq. metres (1277.5 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.

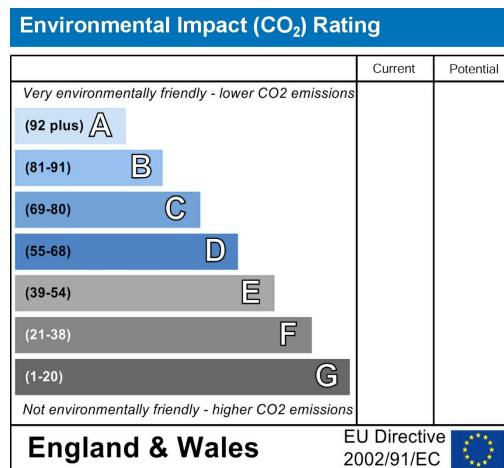
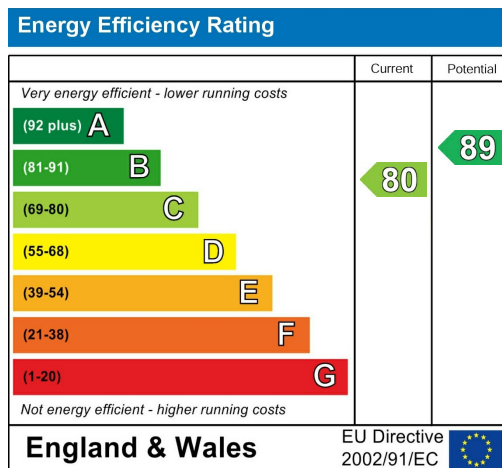
Created by EveryCloud Photography on behalf of Hunters
Plan produced using PlanUp.







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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