

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cornbrook Close

Wardle, OL12 9NN

Offers In Excess Of £400,000



- EXTENDED DETACHED FAMILY HOME
- LARGE RECEPTION ROOMS
- FOUR BEDROOMS
- GARDENS AND DRIVEWAY
- COUNCIL TAX BAND E

- DESIRABLE LOCATION WITHIN WARDLE VILLAGE
- OPEN PLAN DINING KITCHEN
- TWO BATHROOMS
- FREEHOLD
- EPC RATING C

Tel: 01706 390 500

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Wardle, OL12 9NN

Offers In Excess Of £400,000



An exciting opportunity has come to the market to purchase this EXTENDED detached family home on a quiet cul-de-sac where properties are rarely available. Tucked away in the centre of Wardle village, providing easy and convenient access to all the local amenities including; shops, primary and high schools, transport links and the fabulous surrounding countryside with Watergrove Reservoir only a few minutes away. The property boasts spacious accommodation over two floors which briefly comprises of an entrance hall, downstairs WC, large living room, open plan dining kitchen and a generous rear extension which has multiple uses. There are four bedrooms, three of which are doubles and two bathrooms to the second floor, all perfect for a growing family. Externally the gardens to both front and rear are a good size with a driveway for off road parking. A viewing is highly recommended to fully appreciate the spacious accommodation and the wonderful setting.

### Entrance Hall

9'7" x 5'10" (2.94 x 1.80)

Being a double fronted house the entrance hall is central to the property giving access to both sides of the living accommodation, the stairs also greet you as you enter and lead to the first floor.

### Downstairs WC

Useful to have in any family home with a low-level WC wash hand basin and storage.

### Lounge

24'8" x 11'10" (7.52 x 3.62)

A larger than average living room with plenty of space for furniture and tastefully decorated with a window to the front aspect. Internal doors lead to the kitchen and the extended games rooms.

### Dining Kitchen

26'10" x 6'2" (kitchen) 14'10" x 8'2" (dining room)  
(8.19 x 1.90 (kitchen) 4.54 x 2.50 (dining room))

A range of base and wall units with integrated and free standing appliances. A useful storage cupboard under the stairs and plenty of work surfaces. This room is open plan to the dining area making it a wonderful family space., with a window to front aspect and a door leading through to the games room.

### Family room/Games Room

16'2" x 25'5" (4.93 x 7.77)

A versatile space, currently being used a games room, however would also make a fantastic family room, living room or with some re-arranging a larger dining kitchen/ living space with bi-folding doors leading to the rear garden.

### Landing

8'10" x 6'5" (2.70 x 1.96)

Access to the loft which has a ladder and a light.

### Master Bedroom

18'8" x 8'7" (5.71 x 2.63 )

Generous master bedroom with a window to the front aspect letting in plenty of natural light. Fitted wardrobes and a door leading through to the en-suite bathroom.

### En-Suite Shower Room

5'7" x 7'9" (1.72 x 2.37)

Three piece suite briefly comprising of a low level WC, wash hand basin and a walk-in shower. Tiled walls and flooring with a window to the rear aspect.

### Bedroom 2

12'10" x 11'4" (3.93 x 3.46 )

Second double bedroom with an aspect to the front, tastefully decorated.

### Bedroom 3

11'5" x 11'4" max (3.49 x 3.46 max)

Third double with a rear aspect window overlooking the rear garden.

### Bedroom 4

9'6" x 7'9" (2.91 x 2.37 )

Single fourth bedroom ideal as a child's bedroom or a home office.

### Family Bathroom

5'7" x 8'2" (1.72 x 2.50)

Four Piece suite comprising of a low level WC, wash hand basin, bath and separate shower. Tiled and a window to the rear aspect.

### Gardens

The gardens to both front and rear are a good size with the front mainly lawn. The rear garden is ideal for families with plenty of space to be able to sit out and enjoy and for children to play. To the rear of the gardens offers an open aspect.

### Parking

A driveway provides off road parking. There is access down the side of the house for further cars to park if needed. An EV charging point can also be found at the property.

### Material Information - Littleborough

Tenure Type; FREEHOLD

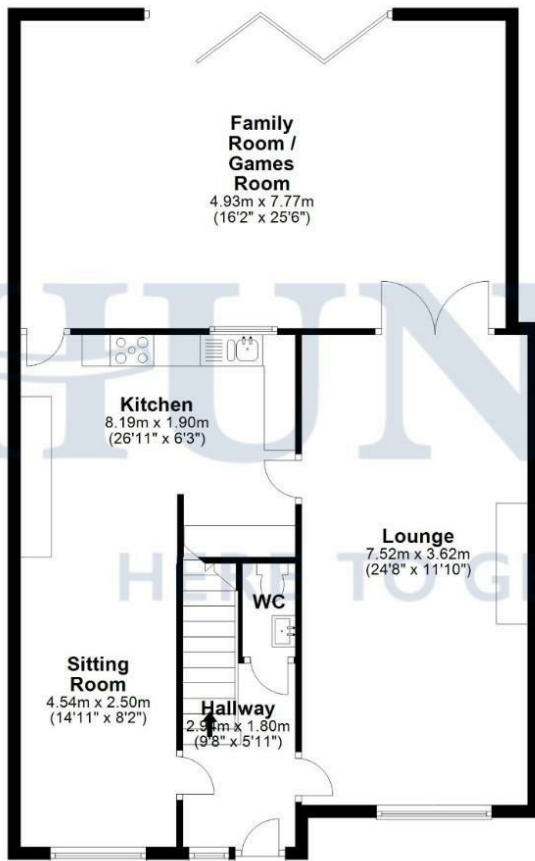
Council Tax Banding; ROCHDALE COUNCIL  
BAND E



# Floorplan

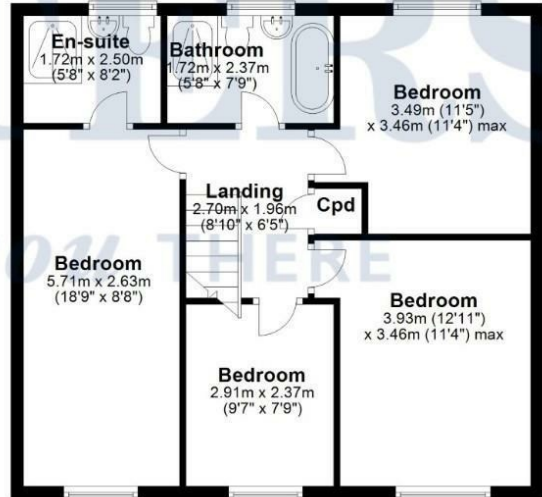
## Ground Floor

Approx. 98.6 sq. metres (1061.7 sq. feet)



## First Floor

Approx. 61.1 sq. metres (657.4 sq. feet)

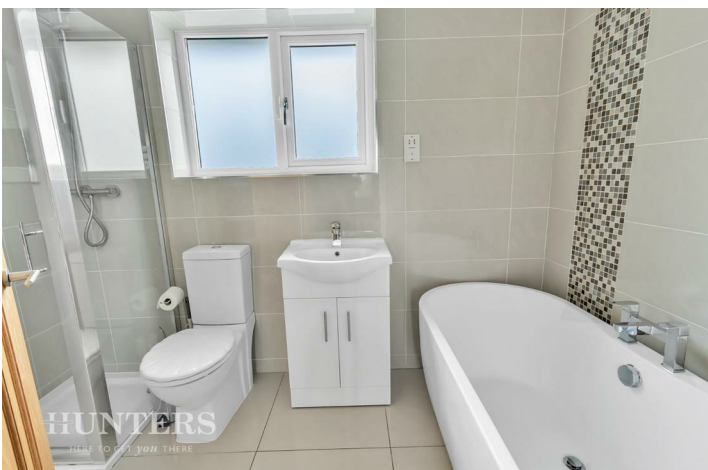


Total area: approx. 159.7 sq. metres (1719.2 sq. feet)

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.



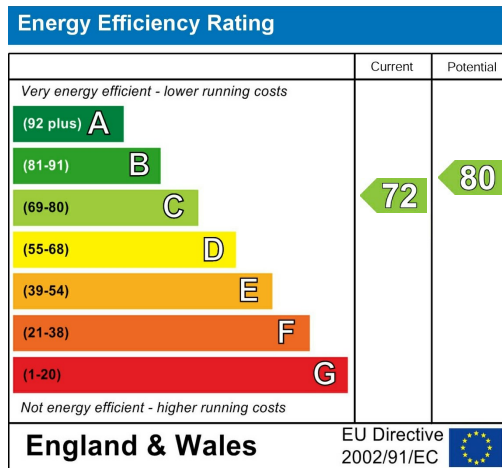








## Energy Efficiency Graph



## 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.

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

