



## Birch Road

Wardle, Rochdale, OL12 9QN

£490,000



- EXECUTIVE DETACHED FAMILY HOME
- TWO EN-SUITE BATHROOMS
- SEPARATE LOUNGE
- GARDENS AND DOUBLE GARAGE
- FREEHOLD

- SPACIOUS FOUR DOUBLE BEDROOMS
- OPEN PLAN LIVING KITCHEN DINER
- HOME OFFICE & UTILITY ROOM
- EPC RATING B
- COUNCIL TAX BAND F

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Hunters are truly thrilled to offer for sale this fabulous executive **FOUR DOUBLE BEDROOM** detached family home. Tucked away off the main road within the popular residential area of Wardle. Finished to an exceptional standard, the property boasts space and quality throughout. The accommodation comprises briefly of entrance hallway, lounge with bi-folding doors giving rear garden access, open plan kitchen diner and family room, study, utility room and guest WC all to the ground floor. To the first floor there are three generous double bedrooms with an en-suite shower room off bedroom two and a four piece family bathroom. The second floor master double bedroom is spacious with an en-suite bathroom and walk in wardrobe. Externally there is a wonderfully large family garden to the rear with artificial grass, seating area and summer house. To the front there is a well maintained garden with a driveway and a detached double garage with remotely operated doors. There is still just under 3 years left of the 10 year NHBC warranty. The property offers excellent access to local amenities including shops, schools and public transport links. The property is situated in the area of Wardle and lies amongst the foothills of the South Pennines and convenient for both Littleborough and Rochdale with their main line train stations to Leeds and Manchester. For those who like to be out exploring, the local picturesque countryside offers an abundance of walks and trails, along with Watergrove Reservoir and Hollingworth Lake being within a short drive away. Call now to arrange a viewing to fully appreciate this fabulous home on offer.

Material Information - Littleborough

Tenure Type; FREEHOLD

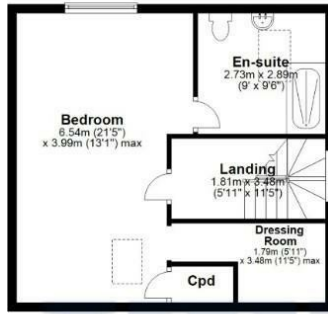
Council Tax Banding;

ROCHDALE COUNCIL BAND F

# Floorplan

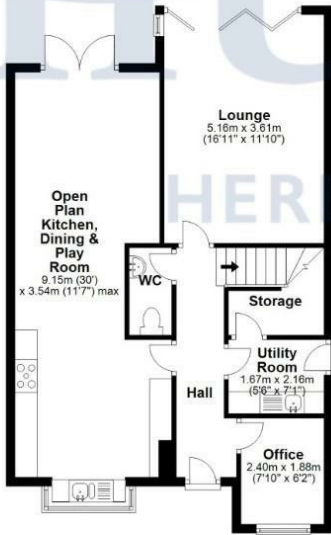
## Second Floor

Approx. 45.6 sq. metres (490.8 sq. feet)



## Ground Floor

Approx. 70.9 sq. metres (763.7 sq. feet)



## First Floor

Approx. 62.0 sq. metres (667.8 sq. feet)



## Outbuilding

Approx. 24.6 sq. metres (265.2 sq. feet)



## Outbuilding

Approx. 8.9 sq. metres (95.8 sq. feet)



Total area: approx. 212.1 sq. metres (2283.3 sq. feet)

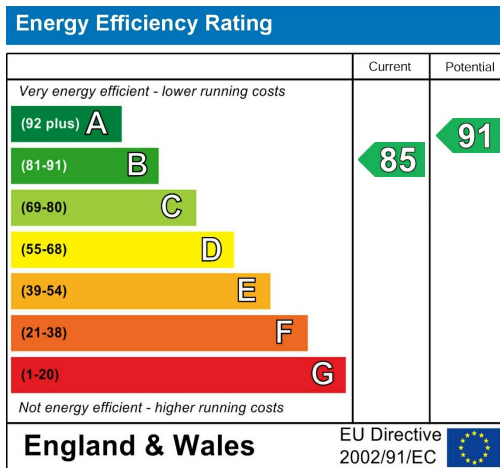
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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.

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