

HUNTERS®

HERE TO GET *you* THERE



Oakhurst Drive

Wardle, OL12 9SY

Offers In Excess Of £269,950



- MODERN FAMILY HOME
- FOUR BEDROOMS
- GARDENS TO BOTH FRONT AND REAR
- GARAGE AND DRIVEWAY PARKING
- COUNCIL TAX BAND D

- ACCOMODATION OVER THREE LEVELS
- TWO BATHROOMS, PLUS DOWNSTAIRS WC
- OPEN ASPECT TO THE FRONT
- EPC RATING B
- FREEHOLD (WITH SERVICE CHARGE)

Tel: 01706 390 500

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A beautifully presented family home in the sought-after Birch Hill development.

A fantastic opportunity has arisen to acquire this tastefully decorated and spacious family home, arranged over three well-proportioned floors and located within the ever-popular Birch Hill development. Light and bright throughout, this home offers ideal accommodation for modern family living.

On the ground floor, you are welcomed by an inviting entrance hall, a convenient downstairs WC, a stylish kitchen diner perfect for both family meals and entertaining, and a generously sized living room that opens out to the enclosed rear garden.

The first floor features three well-proportioned bedrooms along with a modern family bathroom. The top floor is dedicated to a superb master suite, complete with a spacious double bedroom and a private en-suite shower room, providing a peaceful retreat from the rest of the home.

Externally, the property enjoys an open aspect to the front and a secure rear garden with direct access to the garage and driveway.

Perfectly positioned, this home is within easy reach of local village amenities including highly regarded primary and secondary schools, a selection of local shops, and the surrounding countryside, ideal for those who enjoy walking and outdoor pursuits.

This is a home that truly needs to be seen to appreciate its excellent layout, beautiful presentation, and prime location.

Hallway

A welcoming entrance hallway offering useful under-stairs storage and leads seamlessly into the spacious open-plan dining kitchen.

Downstairs WC

A practical addition to any family home, the downstairs WC comprises a two-piece suite with a low-level WC and wash hand basin, complemented by a window to the front aspect.

Dining kitchen

15'5" x 13'3" max (4.72 x 4.05 max)

The kitchen is fitted with a range of base and wall units, incorporating a built-in oven and hob with extractor hood over and integrated appliances including fridge freezer, dishwasher and washing machine. There is ample room for a family dining table with a media wall and a window to the front aspect which allows natural light to flood the space while enjoying the open outlook.

Lounge

10'1" x 16'7" (3.08 x 5.06)

Situated at the rear of the property, the living room features a stylish built-in media wall and patio doors that open out to the rear garden, creating a seamless connection between indoor and outdoor living.

Landing

With access to all first floor rooms and stairs leading to the second floor.

Bedroom two

13'6" x 9'8" (4.14 x 2.96)

A spacious double bedroom located to the rear of the property with built in storage units.

Bedroom three

12'0" x 9'8" (3.66 x 2.96)

A further double bedroom located to the front of the property, fitted with a built in wardrobe and desk, enjoying open views to the front.

Bedroom four

10'1" x 6'6" (3.08 x 2.00)

The smallest of the four bedrooms, located to the rear of the property with a built in wardrobe.

Bathroom

5'8" x 6'6" (1.75 x 2.00)

The family bathroom is fitted with a modern three-piece white suite, comprising a low-level WC, pedestal wash hand basin, and a panelled enclosed bath.

Master bedroom

18'11" max x 13'0" max (5.77 max x 3.98 max)

A fabulous space, on its own floor, perfect as the master bedroom. With a range of fitted wardrobes and plenty of natural light from the sky lights.

En-suite shower room

5'4" x 8'10" (1.65 x 2.71)

Three piece suite with a low level WC, wash hand basin and shower with a heated towel rail and sky light window.

Gardens

Set back from the roadside, the property enjoys a well-maintained front garden with a hedgerow border and a paved path leading to the front door. The rear garden has been thoughtfully landscaped to include a spacious seating area, ideal for relaxing and entertaining during the warmer months. The remainder of the garden is artificial lawn, with a path leading to the rear gate, providing convenient access to the garage and driveway.

Garage and parking

17'3" x 8'7" (garage) (5.26 x 2.64 (garage))

The garage and driveway can be located to the rear of the property.

Material Information - Littleborough

Tenure Type; FREEHOLD

Annual Service Charge Amount £171.43

Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan



Total area: approx. 120.1 sq. metres (1292.2 sq. feet)

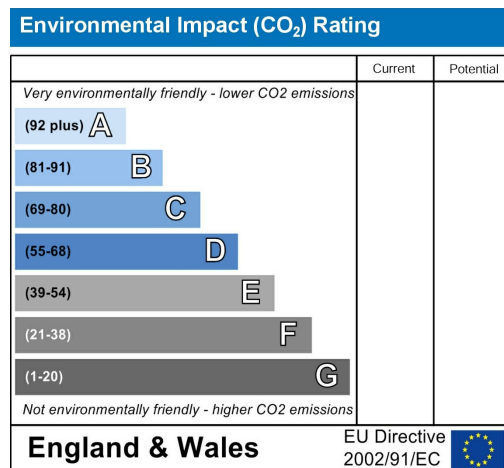
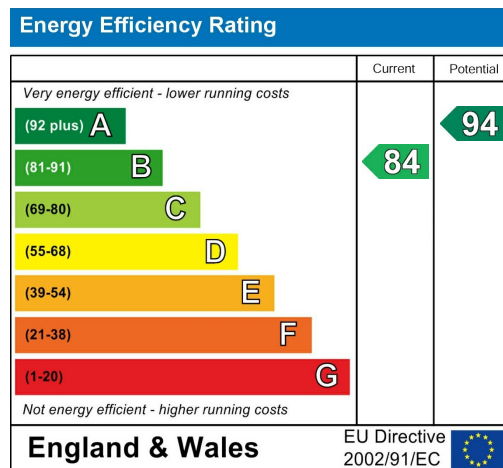
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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

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