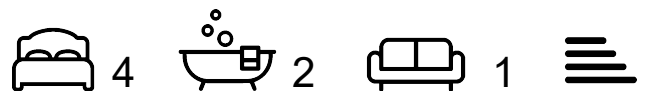




Bateman Avenue

Wardle, Rochdale, OL12 9ST

£395,000



- MODERN FOUR BEDROOM DETACHED HOUSE
- SOUTH-FACING REAR GARDEN
- MODERN THROUGHOUT
- SOUGHT AFTER RESIDENTIAL LOCATION
- COUNCIL TAX BAND E
- SUPERB SEMI RURAL LOCATION WITH OPEN VIEWS
- GARAGE AND DRIVEWAY FOR AMPLE CARS
- TWO BATHROOMS
- FREEHOLD (with service charge)
- EPC RATING TBC

Bateman Avenue

Wardle, Rochdale, OL12 9ST

£395,000



This beautifully presented four-bedroom detached house, constructed in 2013, enjoys a prime position on the edge of a sought-after development, offering stunning views over a private fishing lodge and open countryside. Situated off Bateman Avenue on its own access road, the property benefits from a peaceful, spacious setting while still enjoying the conveniences of modern estate living.

Ideal for a young family, this home offers a warm and inviting entrance hall, a handy WC/cloakroom, a generously sized lounge, and a bright, airy open-plan kitchen and dining area on the ground floor. Upstairs, there are four well-proportioned bedrooms, including a master suite with a private en-suite shower room, plus a family bathroom.

Outside, the property features a private garden, a garage, and a driveway to the side providing ample off-road parking. Viewing is highly recommended to fully appreciate the exceptional location and accommodation on offer.

Entrance Hall

15'9" x 6'4" (4.82 x 1.95)

A welcoming entrance hall featuring a convenient storage cupboard beneath the stairs. Stairs lead to the first floor, with doors providing access to the ground floor accommodation.

WC

A practical addition to any family home, the WC includes a low-level WC and a pedestal basin.

Utility Area

The utility area includes a walk-in space beneath the stairs, equipped with plumbing and electrical connections for a washing machine and dryer.

Lounge

18'9" x 10'10" (5.72 x 3.32)

A spacious lounge, bathed in natural light streaming through two generous windows, which frame open views. The room is further enhanced by a sleek, stylish media wall with an inset modern electric fire, creating a perfect blend of comfort and contemporary design.

Kitchen Diner

18'9" x 9'8" (5.72 x 2.96)

The dining area features elegant double doors that open seamlessly onto the patio and rear garden, creating a wonderful indoor-outdoor flow perfect for entertaining or relaxing. The kitchen is thoughtfully designed with a comprehensive range of fitted base and wall units, incorporating a built-in oven, hob, and microwave. It also includes integrated appliances such as a fridge, freezer, and dishwasher. Finished with a tiled floor and recessed spotlighting, the space combines functionality with a modern, stylish touch.

Landing

12'2" x 9'11" (3.73 x 3.04)

Landing with access to the roof space and doors leading to all first-floor rooms.

Bedroom 1

14'0" x 10'10" (4.27 x 3.32)

A spacious and light-filled master bedroom, tastefully decorated to create a bright and inviting atmosphere. It features built-in wardrobes and enjoys scenic views over a private fishing lodge and the surrounding open countryside.

En-Suite

6'4" x 6'2" (1.95 x 1.89)

Three piece suite comprising of a shower cubicle, wall-mounted basin, and low-level WC, complemented by recessed spotlighting and a heated towel radiator.

Bedroom 2

11'5" x 9'8" (3.48 x 2.96)

Ideal as a child's bedroom, this bright and airy double room is situated at the rear of the property.

Bedroom 3

9'8" x 6'11" (2.96 x 2.13)

Tastefully decorated bedroom with an open views.

Bedroom 4

7'3" x 6'11" (2.23 x 2.13)

A single bedroom benefiting from pleasant views. Versatile and ideal as a child's room or a home workspace.

Family Bathroom

9'5" x 5'11" (2.89 x 1.82)

Family bathroom featuring a panelled bath with overhead shower, wall-mounted basin, low-level WC, complementary tiling, recessed spotlighting, and a heated towel radiator.

Garage & Drive

16'0" x 9'6" (garage) (4.88 x 2.90 (garage))

A single garage with a metal up-and-over door with power, lighting, and handy eaves storage, while the driveway provides ample parking space for up to four vehicles.

Gardens

The property is set within generous, predominantly lawn gardens on three sides, featuring decorative shrubs and flower beds. To the rear, there is a patio area alongside a space ideally suited for a children's play area, perfect for a growing family.

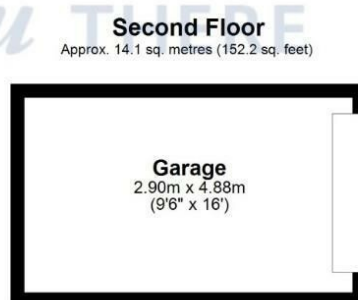
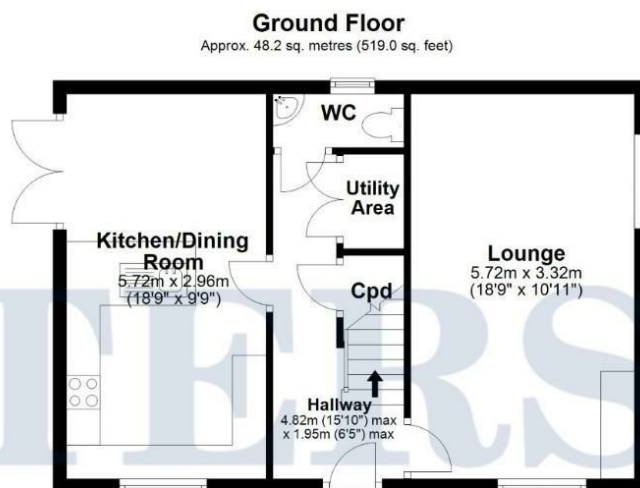
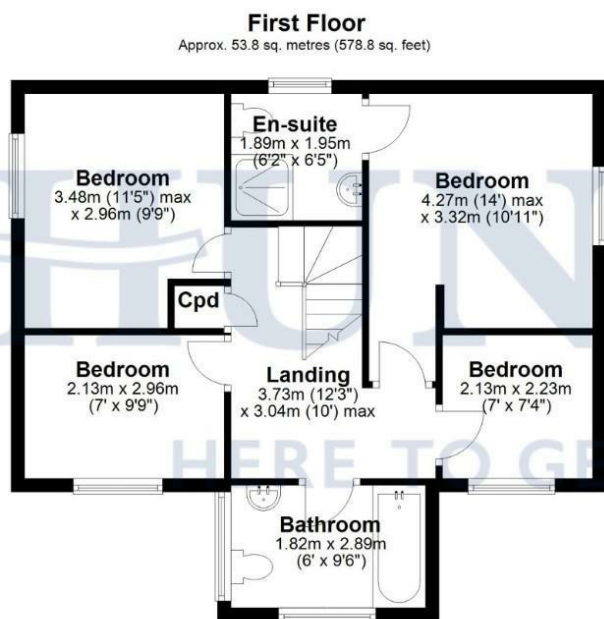
Material Information - Littleborough

Tenure Type; FREEHOLD

Annual Service Charge Amount £170.00

Council Tax Banding; COUNCIL TAX BAND E

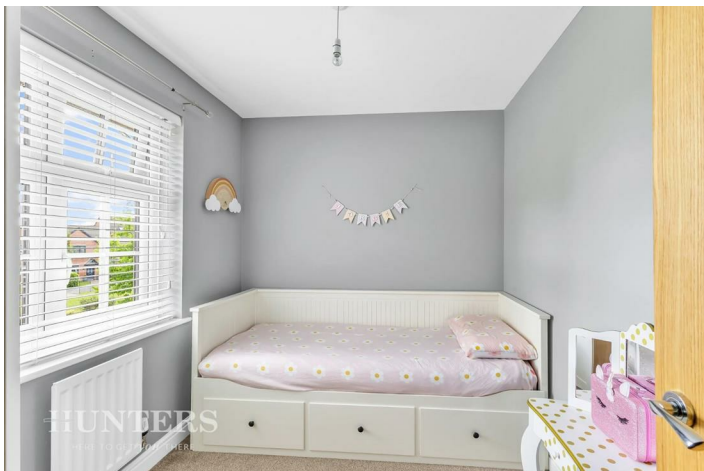
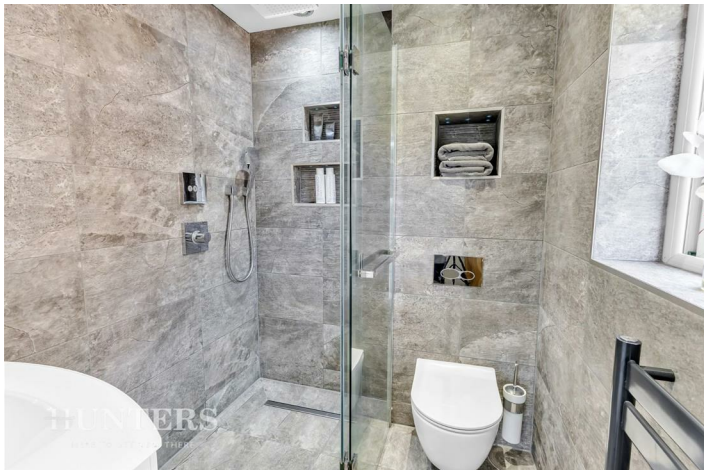
Floorplan



Total area: approx. 116.1 sq. metres (1250.0 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



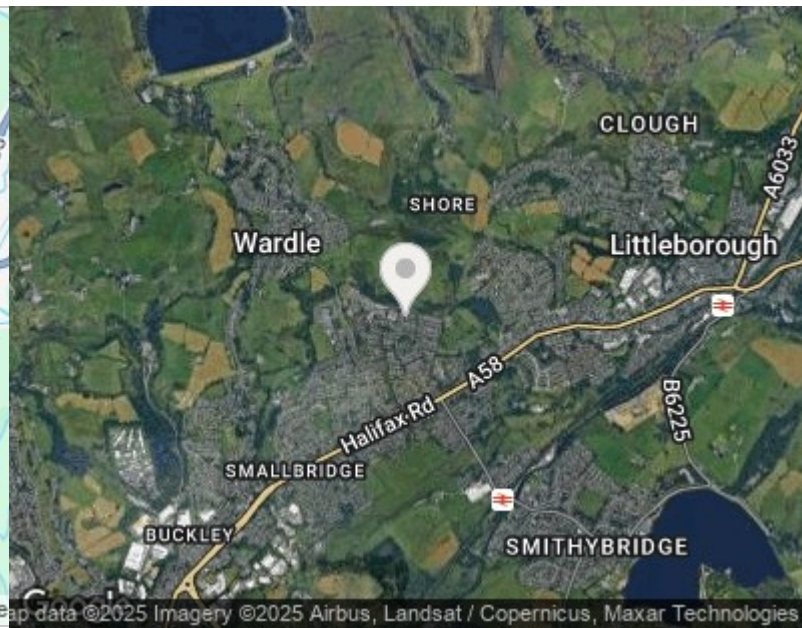
Viewing

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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