



Oakhurst Close

Wardle, Rochdale, OL12 9EJ

£225,000



- MORDERN THREE BEDROOM PROPERTY
- LOUNGE KITCHEN DINER
- DRIVEWAY FOR TWO CARS
- VIEWING HIGHLY RECOMMENDED
- EPC RATING C

- TWO BATHROOMS PLUS DOWNSTAIRS WC
- ATTRACTIVE ENCLOSED GARDEN
- SUGHT AFTER DEVELOPMENT
- COUNCIL TAX BAND B
- FREEHOLD (with service charge)

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Hunters are pleased to present this modern three-bedroom home, situated within a popular residential development in Wardle. Offering comfortable living in a highly sought-after location, the property benefits from close proximity to local shops, primary and secondary schools, and excellent transport connections, while enjoying the tranquillity of the surrounding countryside.

Inside, you'll find a welcoming entrance with a downstairs WC, tastefully decorated lounge, a kitchen-dining area that opens out onto the lovely garden, three bedrooms including a master with an en-suite bathroom, and a well-appointed family bathroom.

Outside, the property features a spacious double driveway providing off-road parking for two vehicles, along with a lovely, well-landscaped private garden to the side and rear.

Ideal for families, professionals, or first-time buyers, this well-maintained home presents a wonderful opportunity to settle in a desirable neighbourhood.

Entrance Hall

A welcoming entrance hall featuring stairs leading to the first floor and a door providing access to the downstairs WC.

Downstairs WC

This practical cloakroom includes a low-level WC and wash hand basin. A front-facing window allows natural light and ventilation, while the room is finished in a clean, neutral style.

Lounge

14'5" x 12'1" (4.40 x 3.70)

A bright and inviting lounge with a front-facing window that floods the room with natural light. The space is finished in a neutral palette with stylish laminate wood-effect flooring, useful storage cupboard under the stairs.

Kitchen Diner

15'7" x 8'10" (4.77 x 2.70)

A modern kitchen-dining area featuring a range of wall and base units with contrasting worktops and gloss tiled splashbacks. Integrated appliances include an oven, hob with stainless steel extractor, and space for additional white goods. The dining area comfortably fits a table and chairs, with French doors opening onto the rear garden, providing seamless indoor-outdoor flow and plenty of natural light. A rear window enhances the brightness and offers views of the open aspect beyond.

Landing

The landing provides access to all bedrooms and the family bathroom. It includes a useful storage cupboard and loft access for additional storage options.

Bedroom 1

12'1" x 9'4" (3.70 x 2.87)

A light and airy double bedroom with a front-facing window and direct access to the en-suite bathroom.

En-Suite

6'1" x 5'7" (1.87 x 1.71)

A modern en-suite featuring a WC, wash hand basin, and shower enclosure. Additional features include a heated towel rail and a front-facing window providing natural light and ventilation.

Bedroom 2

9'4" x 7'6" (2.86 x 2.29)

A neutrally decorated bedroom with a rear-facing window overlooking the garden.

Bedroom 3

7'6" x 5'11" (2.29 x 1.81)

Fitted wardrobes with space for a single bed. A window looks out to the rear aspect.

Bathroom

6'0" x 6'0" (1.85 x 1.83)

A well-appointed bathroom comprising a WC, wash hand basin, and bathtub with shower overhead. Finished with modern tiling, the room benefits from a side-facing window for natural light and ventilation, as well as a heated towel rail.

Driveway and Gardens

Private driveway offering parking for two cars. The garden, located to the side and rear, is well-maintained and attractive, featuring a variety of flowers and shrubs that create a pleasant, inviting outdoor space.

Material Information - Littleborough

Tenure Type; FREEHOLD (with service charge)

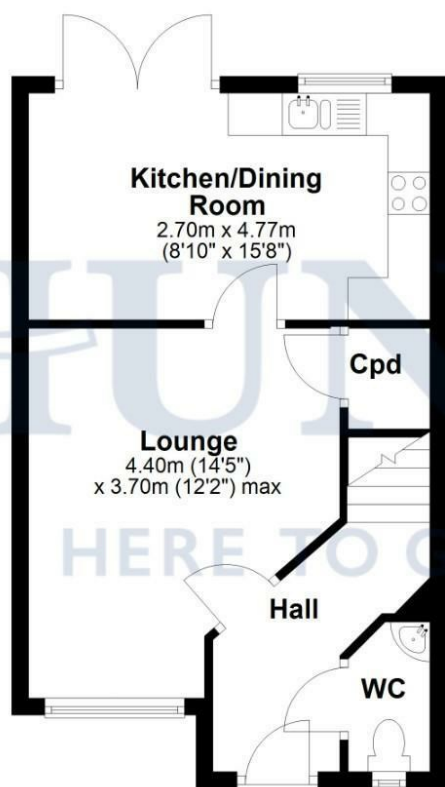
Annual Service Charge Amount £130

Council Tax Banding; ROCHDALE BAND B

Floorplan

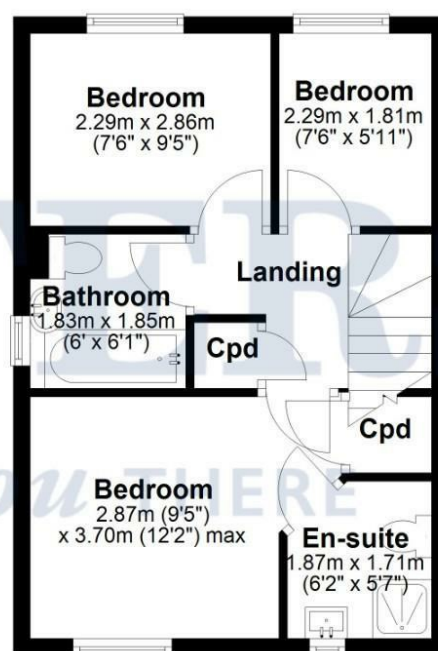
Ground Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.6 sq. feet)



Total area: approx. 70.9 sq. metres (763.5 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.

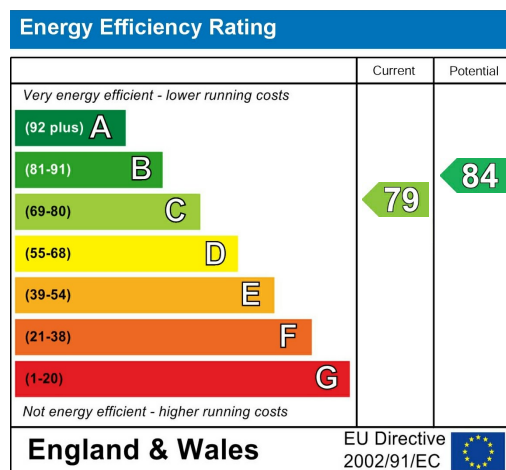
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Plan produced using PlanUp.







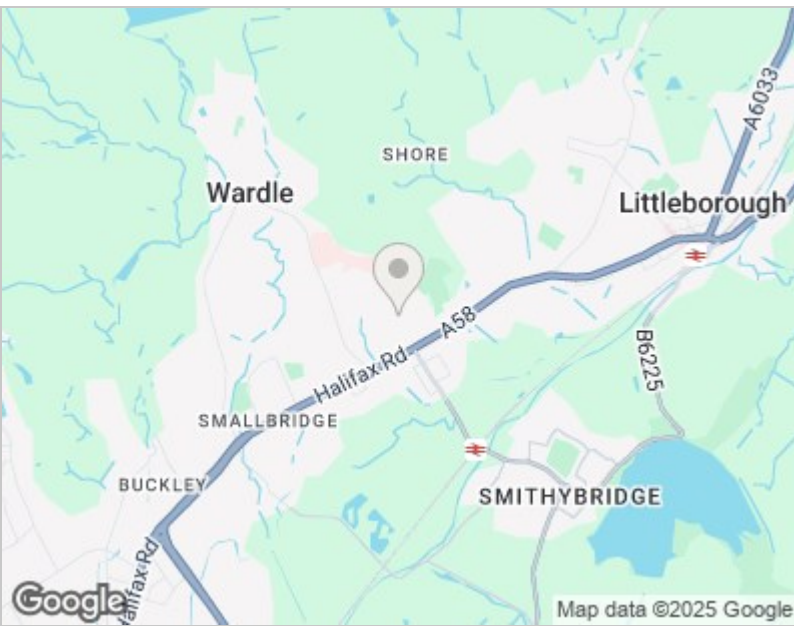
Energy Efficiency Graph



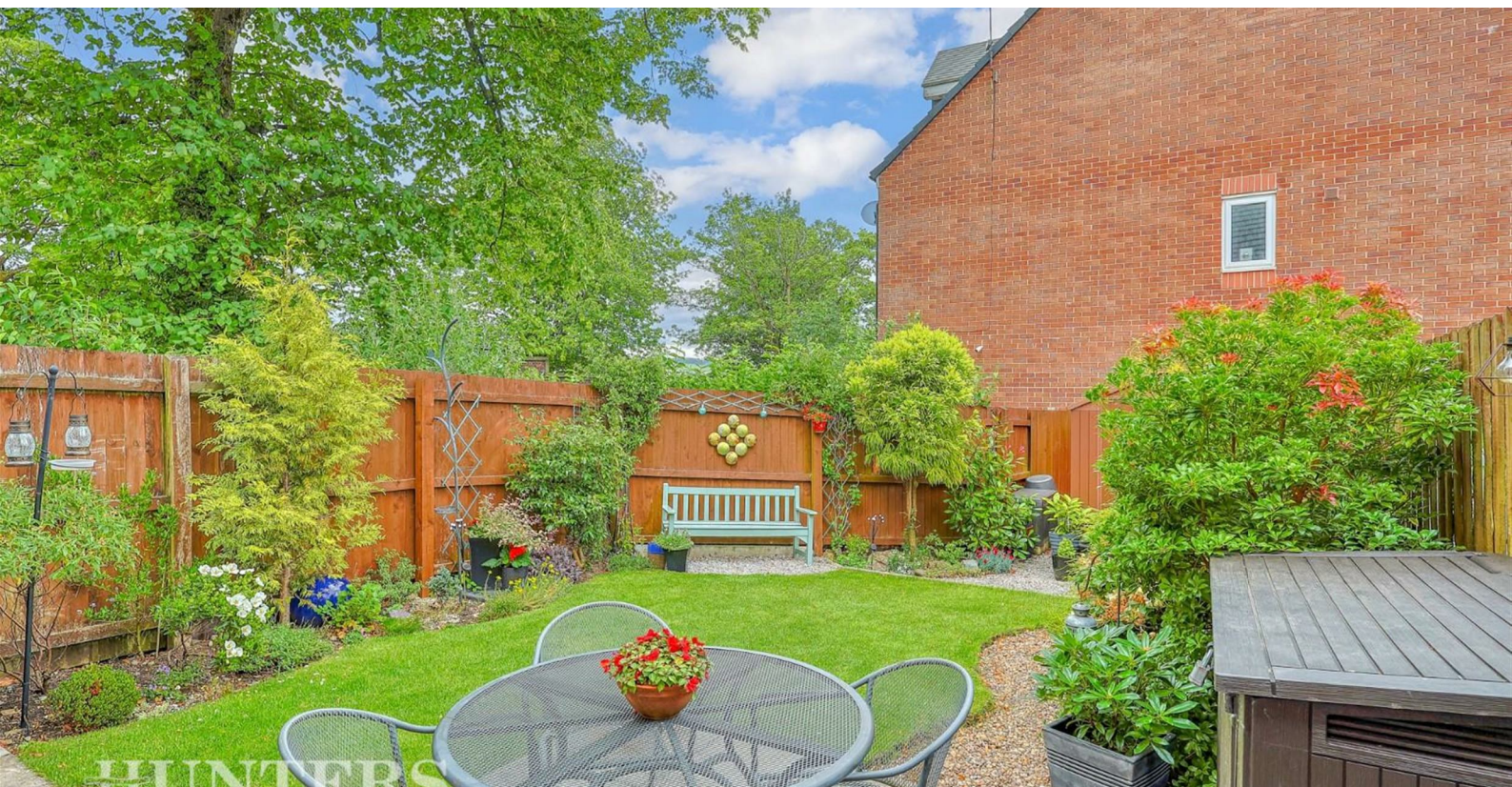
Viewing

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
<https://www.hunters.com>

