

# HUNTERS®

HERE TO GET *you* THERE



## Ramsden Road

Wardle, Rochdale, OL12 9NT

£290,000

- LARGE SPACIOUS ROOMS
- THREE DOUBLE BEDROOMS PLUS LARGE ATTIC ROOM
- LOCATED IN THE HEART OF WARDLE VILLAGE
- VIEWING HIGHLY RECOMMENDED
- FREEHOLD HOUSE, LEASEHOLD GARDEN



- ORIGINAL CHARACTERFUL FEATURES THROUGHOUT
- TWO RECEPTION ROOMS
- GARDENS TO FRONT & REAR
- COUNCIL TAX BAND B
- EPC RATING D

Tel: 01706 390 500

# Ramsden Road

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Everything that you hope to find in a 19th century house, this property has to offer, from high ceilings, beautiful coving, tall skirting boards and spacious accommodation. This home has it all and more with underfloor heating in parts, fire places and multifuel stoves, creating wonderful charm and character throughout. Located centrally in the sought after village of Wardle this deceptively spacious accommodation briefly comprises of a welcoming entrance hall, large lounge, generous sized dining room, kitchen, and cellars. To the first floor there are three double bedrooms, a family bathroom plus a large attic room to the second floor. Externally the property has an enclosed front cottage garden with a lean to garage and driveway to the side, and to the rear there is a good sized family garden (which is leasehold at £100pa). Call now to arrange your viewing as we are expecting a high level of demand and interest in this property.

### Entrance Hall

The useful vestibule welcomed you through to the hallway, where original features immediately greet you. Decorative panelling, elegant coving, and the charming staircase leading to the first-floor landing create a stunning first impression, blending character with timeless appeal.

### Lounge

14'7" x 14'8" (4.46 x 4.49)

A spacious and beautifully decorated room, featuring a striking fireplace set within the chimney breast as a lovely focal point. The high ceilings are enhanced by ornate decorative coving and etched detailing. The front-aspect windows create a bright, comfortable, and inviting space with ample room for furniture.

### Family Dining Room

15'8" x 15'11" max (4.80 x 4.87 max)

A generous second reception room, perfect as a family dining living area. A multi-fuel stove set within the chimney breast adds warmth and character, complemented by an exposed brick wall. French doors open onto the garden, and the room flows seamlessly into the kitchen, creating an inviting open-plan space.

### Kitchen

9'2" x 9'1" (2.81 x 2.79)

A well-equipped kitchen featuring a range of base and eye-level units with built-in appliances, including a washing machine, microwave, and fridge freezer, with additional space for a dishwasher and range cooker. Yorkshire stone flooring runs throughout the kitchen and dining area, adding character, while a rear-facing window provides views over the garden.

### Cellar Rooms

A useful storage space, equipped with added shelving and lighting. Currently housing a dryer and fridge freezer, it provides practical and versatile storage options.

### Landing

19'10" x 4'8" max (6.06 x 1.44 max)

Leading to the first floor rooms and the stairs to the attic room. With a beautiful original stained glass ceiling light.

### Bedroom 1

15'10" x 13'0" (4.84 x 3.98)

A spacious double bedroom with rear-aspect views over the garden. Beautifully presented, it features fitted wardrobes, decorative panelling, and a cupboard housing the boiler, combining style with practical storage.

### Bedroom 2

14'11" x 11'8" (4.57 x 3.56)

A generous double bedroom with high ceilings and a front-aspect window, creating a bright and airy space.

### Bedroom 3

11'0" x 7'8" (3.36 x 2.36)

A third bedroom with a front-aspect window and charming stripped wooden floorboards, offering a bright and characterful space.

### Bathroom

9'2" x 9'1" (2.80 x 2.79)

A light and bright bathroom featuring a four-piece suite, comprising a low-level WC, wash hand basin, bath, and separate shower, creating a fresh and functional space.

### Attic Room

20'0" max x 18'2" max (6.10 max x 5.55 max)

The staircase from the landing takes you into this generous sized room with a Velux window to the rear aspect and eaves storage space.

### External

An enclosed pretty front garden with a paved path to the front door. The rear garden is a good size for a family. The garden is owned by Rochdale Council but the sole use of this property and a fee of £100.00 is paid annually. A private driveway and lean to can be located at the side of the property.

### Material Information - Littleborough

Tenure Type; FREEHOLD HOUSE, LEASEHOLD GARDEN

Leasehold Years remaining on lease;

Leasehold Annual Ground Rent Amount £100 FOR THE REAR GARDEN

Council Tax Banding; ROCHDALE COUNCIL BAND B



Floorplan



Total area: approx. 197.8 sq. metres (2129.3 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.



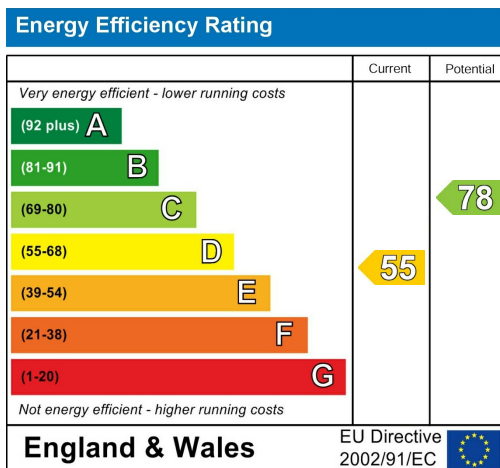








## Energy Efficiency Graph



## 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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