

HUNTERS[®]

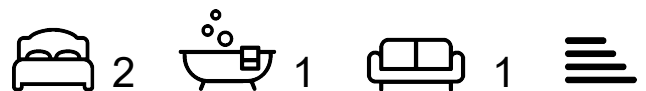
HERE TO GET *you* THERE



Hibson Close

Wardle, Rochdale, OL12 9LP

£225,000



- SEMI DETACHED FAMILY HOME
- DRIVEWAY AND GARAGE
- CONVENIENT FOR LOCAL SCHOOLS
- COUNCIL TAX BAND B
- FREEHOLD (with restrictive covenants)

- TWO/THREE BEDROOMS
- ATTIC ROOM
- SOLD WITH NO CHAIN
- EPC RATING TBC

Tel: 01706 390 500

Hibson Close

Wardle, Rochdale, OL12 9LP

£225,000



Situated in a highly desirable area, this three-bedroom semi-detached property offers an excellent opportunity for families and buyers looking to settle in a convenient yet scenic location. Close to well-regarded primary and high schools, surrounded by beautiful countryside, and only a short distance from Watergrove Reservoir, this home combines everyday practicality with outdoor lifestyle appeal.

The accommodation comprises an entrance porch, a spacious through lounge/diner, fitted kitchen, and a conservatory. To the first floor there are two double bedrooms and a family bathroom, while the original third bedroom has been adapted to accommodate a staircase leading to an attic room, providing flexible additional living space.

Externally, the property benefits from gardens to the front and rear, a driveway providing off-road parking, and a garage.

Offered for sale with no onward chain, this home presents an excellent opportunity to create a wonderful family home in a sought-after location.

Entrance

A practical and welcoming space, ideal for storing coats, shoes, and everyday essentials before entering the main home.

Lounge Diner

23'11" x 11'9" (7.30 x 3.59)

A light and spacious reception room featuring a large front-facing window and an electric fireplace with surround. The dining area provides ample space for a family dining table, with a door leading into the kitchen. Many neighbouring properties have chosen to knock through for an open-plan layout, offering future potential. Sliding patio doors open directly into the conservatory, creating a natural flow through the living space.

Kitchen

10'5" x 7'11" (3.20 x 2.43)

A practical and well-appointed space featuring a range of base and eye-level units, built-in microwave, and integrated fridge and freezer. There is space for a freestanding oven and an additional storage cupboard, providing plenty of room for everyday kitchen essentials.

Conservatory

16'3" x 5'0" (4.96 x 1.54)

Added many years ago, this bright and versatile space provides plumbing for a washing machine and is currently used as a practical utility area. Sliding doors open out to the rear garden, creating a convenient connection between indoor and outdoor living.

Landing

8'10" x 7'0" (2.70 x 2.14)

A light space with a side-facing window, providing access to the bedrooms and the family bathroom.

Bedroom 1

11'5" x 10'4" (3.48 x 3.15)

A double bedroom at the rear of the home, featuring a window overlooking the garden and filling the room with natural light.

Bedroom 2

12'2" x 9'6" (3.73 x 2.90)

A double bedroom at the front of the property, enjoying plenty of natural light from the front-facing window.

Office/Study

7'2" x 7'0" (2.20 x 2.14)

Originally the third bedroom, this room features a front-facing window and a staircase leading up to the attic room. It could now serve as a useful office or study area.

Attic Room

16'10" x 12'7" (5.14 x 3.84)

Accessed via the staircase from the original third bedroom, this versatile space features a skylight window, a storage cupboard, and eaves storage, providing a flexible area with a variety of uses.

Bathroom

7'9" x 6'2" (2.38 x 1.89)

A three-piece suite comprising a WC, wash handbasin, and bath with an overhead shower. The bathroom would benefit from modernisation, but includes a cupboard housing a boiler which was only installed five years ago. A rear-facing window provides natural light and ventilation.

Gardens

The property boasts gardens to the front and rear, featuring an array of well-established plants and shrubs. The rear garden includes a lawn with plentiful borders, creating a private and inviting outdoor space.

Garage & Parking

18'10" x 8'2" (garage) (5.75 x 2.50 (garage))

A driveway provides off-road parking, leading to a garage equipped with power, lighting, and an up-and-over door, offering practical storage and workspace.

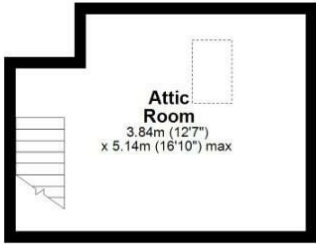
Material Information - Littleborough

Tenure Type; FREEHOLD (with restrictive covenants)

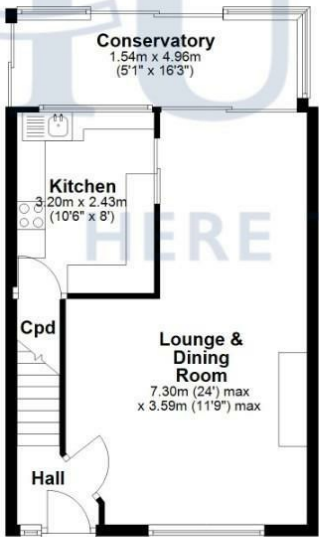
Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

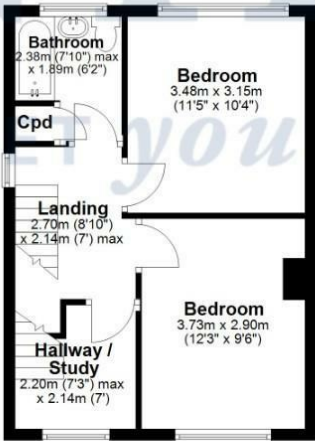
Second Floor
Approx. 18.5 sq. metres (199.6 sq. feet)



Ground Floor
Approx. 45.6 sq. metres (491.3 sq. feet)



First Floor
Approx. 37.9 sq. metres (407.4 sq. feet)



Outbuilding
Approx. 14.4 sq. metres (154.9 sq. feet)



Total area: approx. 116.4 sq. metres (1253.3 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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