

# HUNTERS®

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## Birch Road

Wardle, Rochdale, OL12 9LX

£210,000



- SOUGHT AFTER RESIDENTIAL LOCATION
- GARDENS TO FRONT AND REAR WITH GARAGE
- CLOSE TO LOCAL SCHOOLS AND OPEN COUNTRYSIDE
- VIEWINGS ARE HIGHLY RECOMMENDED
- EPC RATING D
- THREE BEDROOMS
- WELL MAINTAINED THROUGHOUT
- SPACIOUS OPEN PLAN LOUNGE DINER
- COUNCIL TAX BAND B
- LEASEHOLD

Tel: 01706 390 500

# Birch Road

## Wardle, Rochdale, OL12 9LX

### £210,000



Hunters Estate Agents are delighted to offer to the market this charming townhouse on Birch Road, presenting an excellent opportunity for families and first-time buyers alike. The property offers three well-proportioned bedrooms, a spacious through lounge-diner, a separate kitchen, and a family bathroom, providing ample living space throughout.

Enjoying open aspect views to the front, the home is set back with a long front garden, while the rear garden is beautifully landscaped and includes a garage for added convenience. This light and bright property is ideally situated within walking distance of the local high school and close to nearby primary schools, with scenic countryside walks right on the doorstep.

Early viewing is highly recommended.

## Lounge / Dining Area

13'1" x 13'11" / 10'3" x 8'11" (3.98m x 4.25m / 3.12m x 2.73m)

The lounge is a spacious and inviting area featuring a large bay window that allows plenty of natural light to fill the room. It is enhanced by a traditional fireplace set in a decorative surround, creating a cosy focal point. The lounge flows seamlessly into the dining area, which comfortably fits a family dining table. Sliding doors in the dining space offer easy access to outdoor entertaining.

## Kitchen

10'3" x 7'8" (3.12m x 2.34m)

The kitchen is a practical and well-proportioned space featuring a door leading to the rear garden. It is fitted with a range of cupboards and work surfaces, complemented by tiled splashback. There is an integrated electric oven with a hob and space for a washing machine and fridge freezer. A window above the sink provides views over the garden.

## Landing

7'10" x 7'3" max (2.38m x 2.22m max)

The landing provides access to the bedrooms and bathroom on the first floor.

## Bedroom 1

11'10" x 10' (3.60m x 3.05m)

The main bedroom is a generous double room featuring a large window that fills the space with natural light. Built-in wardrobes provide ample storage, and the room offers enough space for additional bedroom furniture.

## Bedroom 2

11'6" x 9'4" (3.50m x 2.85m)

This second double bedroom features a large window overlooking the rear garden, bringing in plenty of daylight.

## Bedroom 3

7'7" x 7'3" (2.32m x 2.22m)

A versatile room currently presented as a home office, this space could also serve as a single bedroom or study. It includes a window overlooking the front of the property.

## Bathroom

7'6" max x 6'7" (2.30m max x 2.02m)

The bathroom is well-appointed with a white suite comprising a bath with over head shower and curtain, pedestal basin, and low-level WC. Partly tiled with a window providing natural light and ventilation. A chrome heated towel rail adds a modern touch.

## Front Garden

The front garden offers a well-maintained lawn bordered by shrubs and small trees, with a paved pathway leading to the front door. The area is neat and open, providing a welcoming approach to the property and plenty of space for outdoor planting.

## Rear Garden

The rear garden is a delightful outdoor space featuring a paved patio area ideal for seating and entertaining. Beyond the patio is a neatly maintained lawn, with mature shrubs and flower beds along the fenced boundaries. The garden includes a small wooden shed and raised planter beds, offering opportunities for gardening enthusiasts.

## Garage

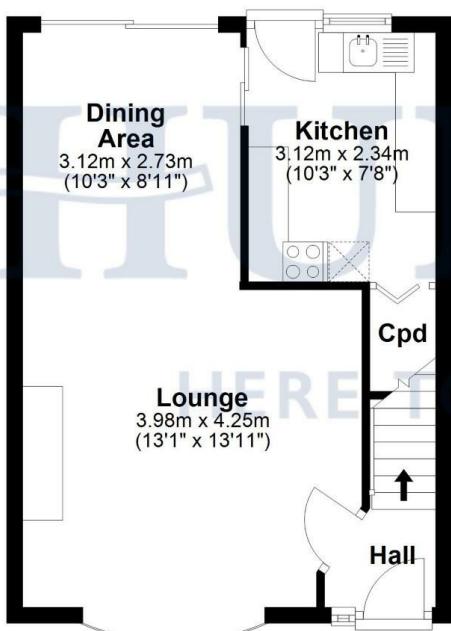
13'7" x 9'4" (4.15m x 2.85m)

The garage is a detached outbuilding located at the rear of the property. It has a manual up-and-over door and side access gate, providing useful storage or parking space.

## Floorplan

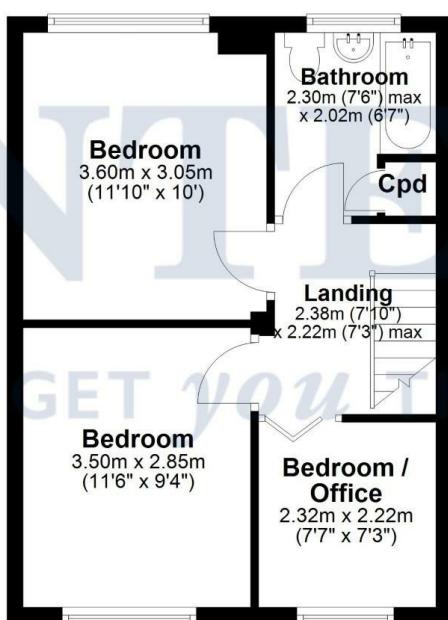
### Ground Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



### First Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



### Outbuilding

Approx. 11.8 sq. metres (127.2 sq. feet)

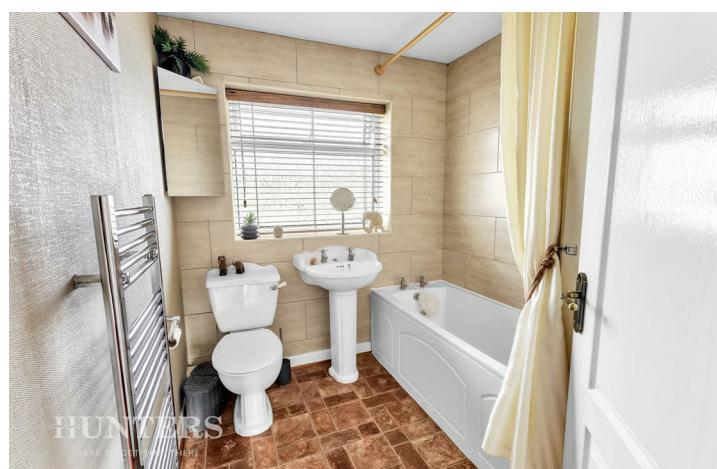


Total area: approx. 86.4 sq. metres (929.5 sq. feet)

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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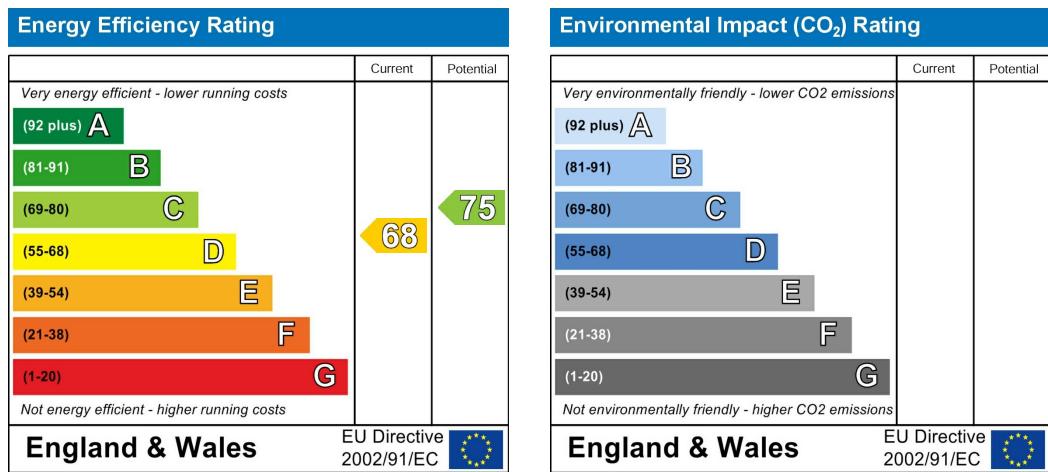




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## Energy Efficiency Graph



## 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



Tel: 01706 390 500



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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