



## Wardle Road

Wardle, Rochdale, OL12 9EL

£299,950



- GENEROUS AND CHARACTERFUL VICTORIAN TERRACE
- TWO RECEPTION ROOMS
- USEFUL CELLAR ROOMS
- FREEHOLD
- EPC RATING C
- 5 BEDROOMS TWO BATHROOMS PLUS WC
- KITCHEN & UTILITY ROOM
- GARDENS AND FANTASTIC VIEWS
- COUNCIL TAX BAND D

# Wardle Road

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A spacious characterful five bedroom Victorian villa enjoying stunning views over open countryside, beautifully combining period charm with generous family living space.

The property is rich in original features including high skirting boards, decorative coving and ceiling roses.

Access is via a vestibule into an impressive entrance hall, the ground floor offers a spacious lounge, separate dining room, well appointed kitchen and large utility room with downstairs W.C off.

The hallway provides access to stairs down to useful cellar rooms offering excellent storage or potential further use.

To the first floor a generous landing leads to the master bedroom which spans the full width of the house and has fitted wardrobes and drawer units and an ensuite shower room. There is a further double bedroom on this floor, a family bathroom and a walk in storage cupboard with built in shelving.

The second floor offers a double bedroom and two further bedrooms, ideal for a growing family or home working.

Externally, the property benefits from gardens to both the front and rear, perfect for enjoying the surrounding views and outdoor space.

Situated in a popular residential location, the home is conveniently positioned for Rochdale and Littleborough, with excellent transport links and local schools nearby.

Viewing is highly recommended to fully appreciate the size, character and setting of this exceptional home.

## Hallway

The hallway welcomes you with traditional patterned tiling and wooden accents, including the staircase bannister creating a warm and inviting feel.

## Lounge

17'6" x 14'8" (5.34m x 4.47m)

This bright and spacious lounge features a large bay window that fills the room with natural light and a modern inset fireplace set creating a main focal point. Filled with original character features throughout.

## Dining Room

15' x 12'11" (4.58m x 3.93m)

The dining room boasts wooden flooring and built-in shelving that frames a fireplace, offering both style and storage. With space for a large dining room table, ideal for gatherings and entertaining.

## Kitchen

15'7" x 9'1" (4.76m x 2.77m)

This kitchen is a bright, modern space with a sleek finish, featuring a range of white wall and base units, contrasting dark countertops, and a large window that overlooks the rear garden. Fitted with a range of integral appliances including a range cooker with an angled extractor hood, integrated fridge and dishwasher.

## Utility room

Adjacent to the kitchen is a utility room fitted with additional storage and a Belfast sink, providing practical space for laundry and extra kitchen tasks. With rear access leading to the garden.

## WC

A conveniently located WC on the ground floor offers a modern suite with a wash basin and a window for natural light, maintaining the home's fresh and clean style.

## First Floor Landing

25'9" x 6'1" (7.84m x 1.85m)

The first-floor landing is spacious and bright, featuring a wooden bannister and carpet that continues the classic style from below. It provides access to the main bedrooms and bathroom and stairs leading to the second floor.

## Bedroom 1 with En-suite

10'7" x 17'9" (3.22m x 5.42m)

This master bedroom is a generous and serene space with 3 windows flooding the room with plenty of natural light. Fitted wardrobes, cupboards and drawers with a sleek finish provide ample storage. The adjoining en-suite features a modern shower area and wood-effect fitted storage completing this private retreat.

## Bedroom 2

15' x 13' (4.58m x 3.96m)

A second double bedroom on the first floor is bright and inviting, decorated with soft tones and offers space for a range of wardrobes and drawers for storage.

## Bathroom

9'6" x 8'11" (2.90m x 2.71m)

The bathroom on the first floor offers a luxurious feel with a freestanding bath, a separate walk-in shower, and a modern double basin unit. Large window and a wood-effect floor add to the bright and welcoming atmosphere.

## Second Floor Landing

11'3" x 8'11" (3.44m x 2.71m)

The second-floor landing is bright and provides access to additional bedrooms, an office space, and storage areas. Carpeted, it maintains the character and warmth found throughout the property.

## Bedroom 3

17'1" x 13'11" (5.21m x 4.25m)

The largest bedroom on the second floor is a bright and spacious room with a sloping ceiling and a large dormer window. The neutral décor creates a calm and restful atmosphere, with plenty of room for storage and furniture.

## Bedroom 4

13'1" x 10'2" (3.99m x 3.10m)

Another bedroom on the second floor features a sloping ceiling and Velux windows, providing a bright space.

## Office/ Bedroom 5

9'5" x 9'11" (2.87m x 3.03m)

A versatile office space on the second floor is naturally lit by a Velux window, making it a perfect quiet area for work or study.

## Rear Garden

The rear garden is a well-maintained and private outdoor space featuring a patio area and lawn which is bordered by hedging. Steps lead down to a further paved area, which offers a perfect spot for outdoor seating and entertaining. A rear gate gives access to where the current vendors park their cars.

## Front Exterior

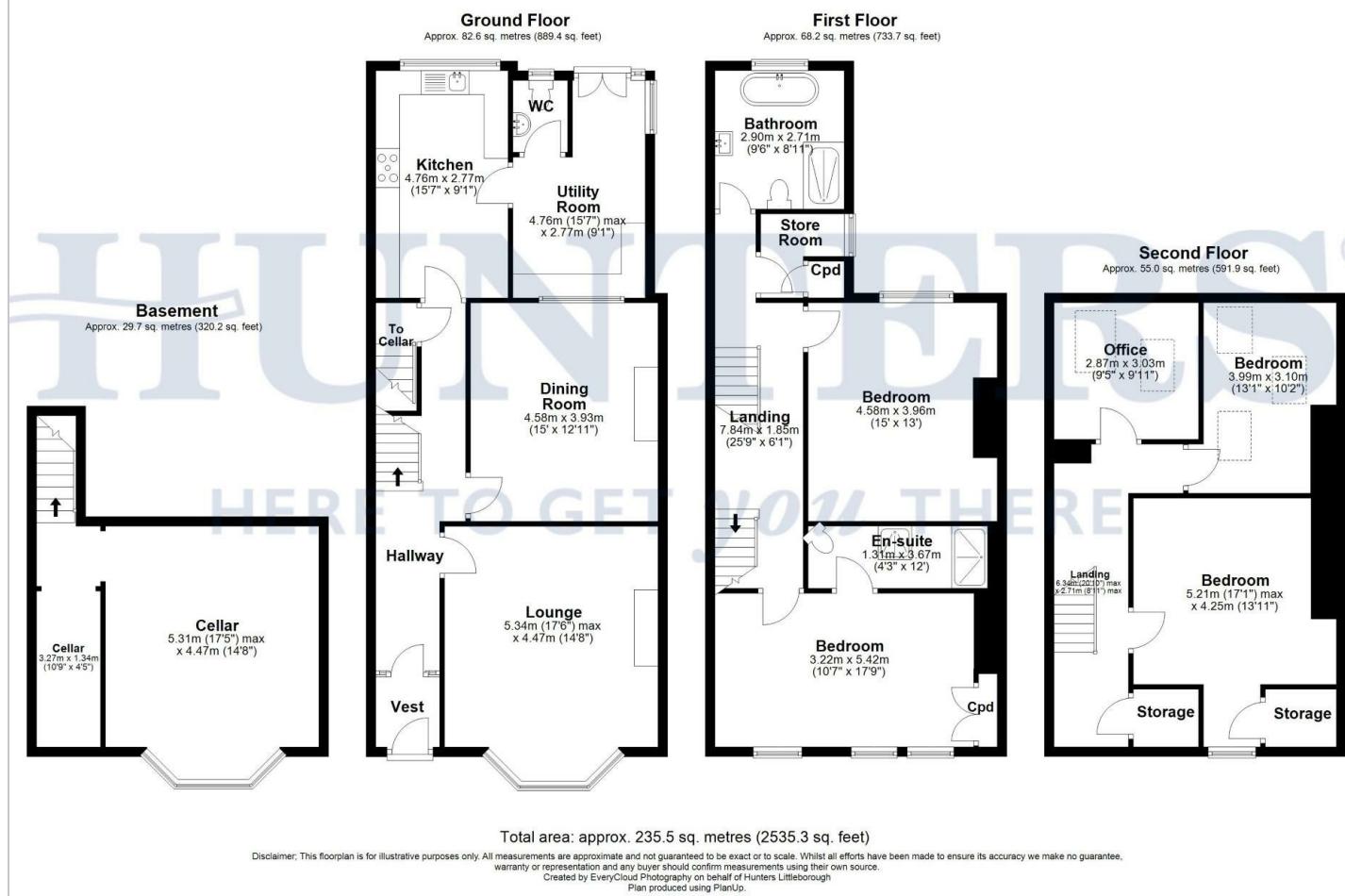
The front exterior boasts traditional stonework with a classic bay window. A well-kept garden with a paved path and trimmed bushes enhances the property's welcoming appearance.

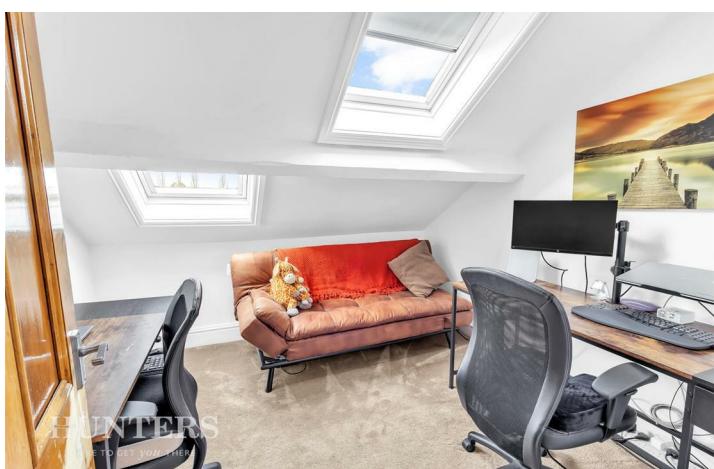
## Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND D

## Floorplan





Tel: 01706 390 500



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### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

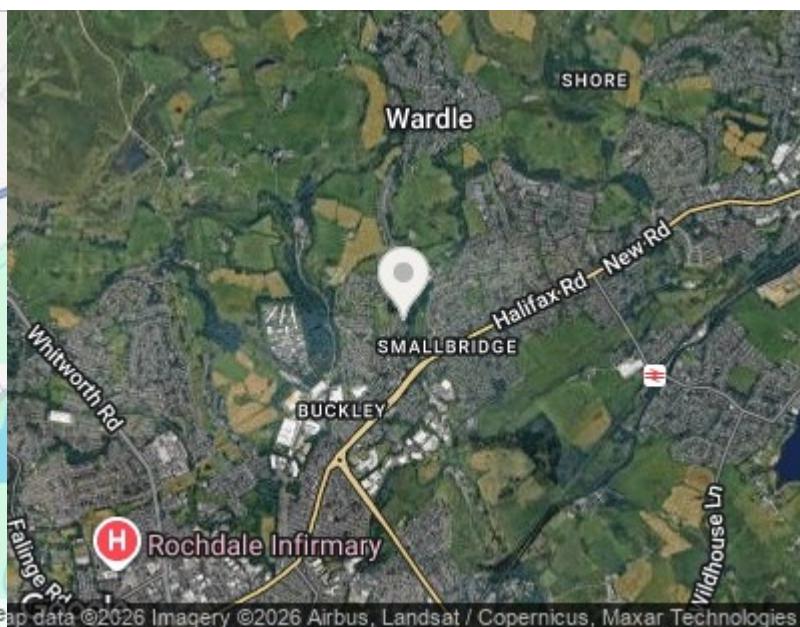
### Viewing

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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