



## Elm grove

Wardle, Rochdale, OL12 9LF

£200,000

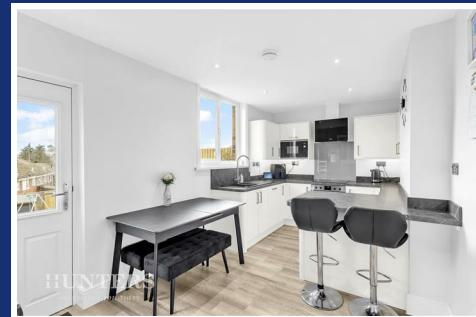


- WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED
- WITHIN CATCHMENT FOR WARDLE ACADEMY & LOCAL PRIMARY SCHOOLS
- REAR OPEN ASPECT VIEWS OVER COUNTRYSIDE
- EPC RATING-TBC
- COUNCIL TAX BAND A
- CUL-DE-SAC IN POPULAR WARDLE VILLAGE
- DRIVEWAY FOR TWO CARS & ENCLOSED REAR GARDEN
- CLOSE TO WATERGROVE RESERVOIR, SHOPS & TRANSPORT LINKS
- FREEHOLD

# Elm grove

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Hunters Estate Agents are delighted to offer for sale this well-presented three-bedroom semi-detached property, located within this cul-de-sac in the popular village of Wardle.

The property is ideally situated within the catchment for Wardle Academy High School and local primary schools, close to local amenities including shops and transport links to neighbouring towns. Surrounded by beautiful countryside with Watergrove Reservoir nearby, the property also enjoys rear open aspect views.

Internally, the accommodation benefits from UPVC double glazing and gas central heating and briefly comprises an entrance area, light and airy lounge, kitchen diner, three well-proportioned bedrooms and a three-piece bathroom suite.

Externally, the property offers a driveway to the front for two cars and an enclosed rear garden, perfect for family use.

An ideal home for a range of buyers. Early viewing is highly recommended.

## Lounge

11'11" x 14'3" max (3.63m x 4.35m)

The lounge provides a comfortable space with a large window that fills the room with natural light. It features a neutral carpet and walls, with a striking deep blue panelled feature wall. There is a built-in electric fireplace beneath a wall-mounted TV (not currently in use).

## Kitchen/Dining Room

9'3" x 17'3" (2.83m x 5.26m)

The kitchen/dining room is a bright and airy space, fitted with modern white units and dark countertops that provide a stylish contrast. It includes integrated appliances such as an oven and microwave, and the layout incorporates a breakfast bar with seating. The dining area comfortably accommodates a small table and bench seating, with a door opening to the rear garden bringing in plenty of daylight.

## Bedroom 1

11'11" x 10'8" (3.63m x 3.26m)

The master bedroom is a generously sized room featuring a double bed and mirrored sliding wardrobes that create a sense of space and provide ample storage. A large window overlooks the street, allowing natural light to brighten the room.

## Bedroom 2

9'3" x 10'8" max (2.83m x 3.26m)

A smaller double bedroom, with a window overlooking the rear aspect and open aspect view.

## Bedroom 3

7'8" x 6'3" max (2.34m x 1.90m)

This third bedroom is a compact single room, ideal for a child's bedroom or a study. It is

furnished with a bunk bed and decorated with a blue accent wall, while a window ensures the room benefits from natural light.

## Bathroom

5'8" x 7'3" (1.73m x 2.21m)

The bathroom is a modern space with sleek wall tiles surrounding the bath and shower, complemented by a white basin set into a dark vanity unit, and a matching toilet. A window provides natural ventilation and daylight, enhancing the clean and fresh feel of the room.

## External

To the front a driveway has been created for two cars and the rear garden offers a well-maintained outdoor space with a flat lawn bordered by mature shrubs and small plants. There is a paved patio area for seating or dining, and the garden is enclosed by fencing for privacy. The views extend to open countryside beyond, providing a peaceful backdrop.

## Material Information - Littleborough

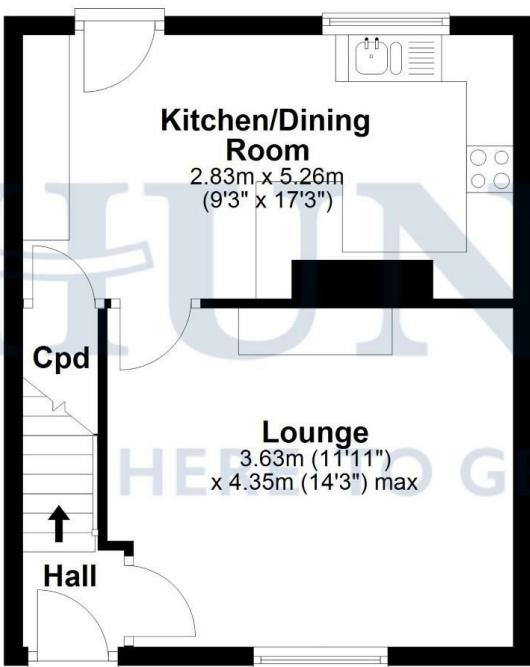
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND A

## Floorplan

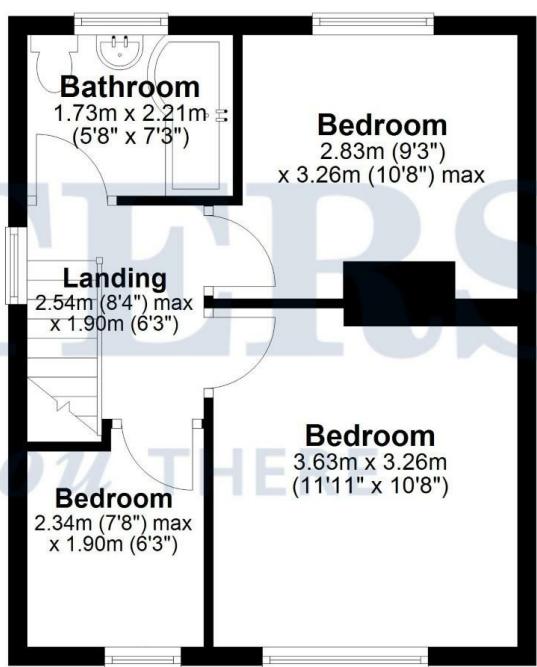
### Ground Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



### First Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



**Total area: approx. 69.0 sq. metres (742.7 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 EvenCloud Photography on behalf of Hunters Littleborough





## Energy Efficiency Graph

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

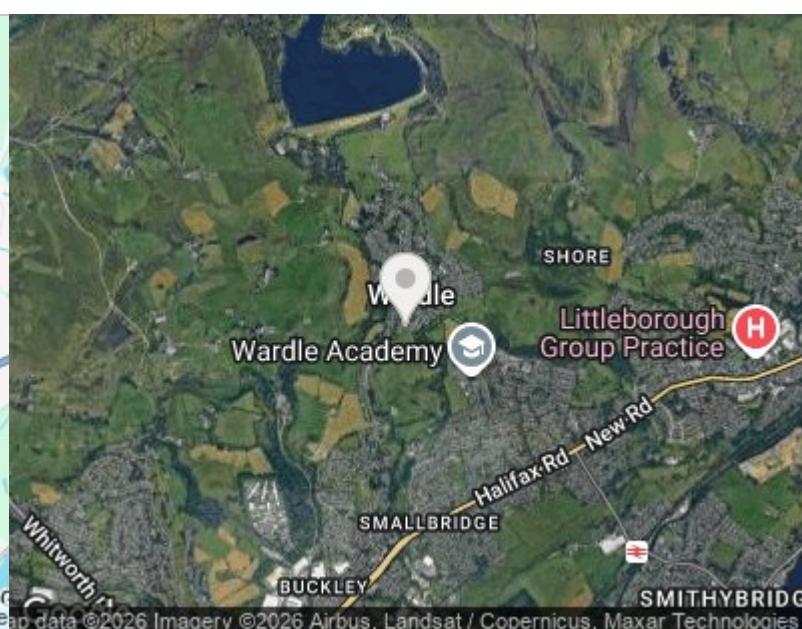
## Viewing

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





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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