

Birch View, Wardle OL12 9PZ

Offers invited in excess of £220,000



ADAMSONS BARTON KENDAL are delighted to present this well appointed four-bedroom end townhouse, ideally situated within close proximity to Wardle Village. This fantastic family home is perfectly positioned near a range of local amenities, including Wardle High School, Wardle Library, and the popular Village Bakery, Tattersalls. The property also benefits from excellent motorway links and is conveniently located within easy reach of both Rochdale town centre and Littleborough village.

Viewing Recommended

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 65214 / sales@abkproperty.co.uk**

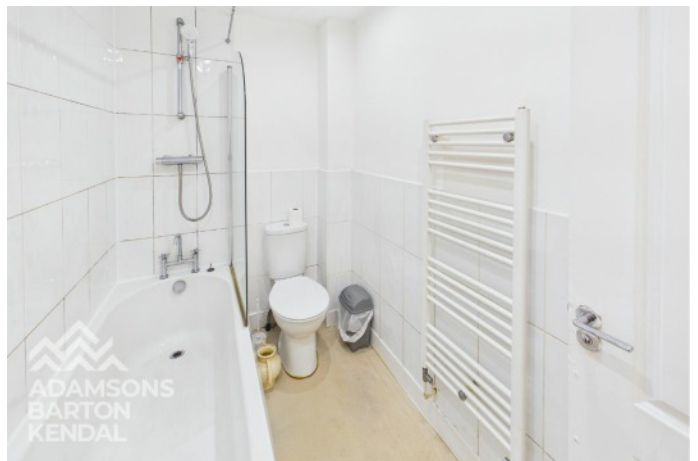
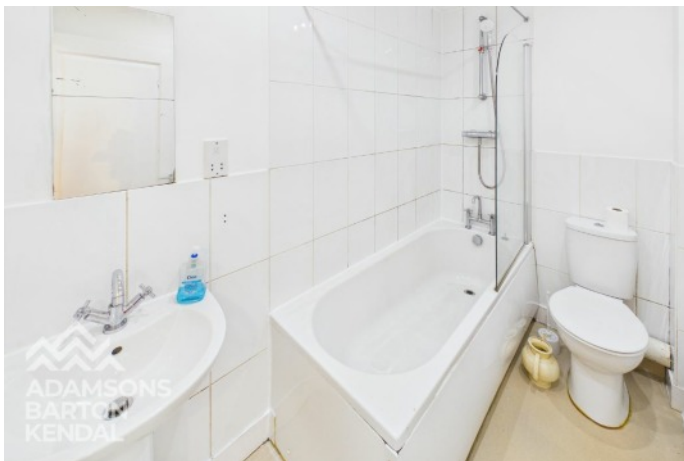
The accommodation offers two allocated parking spaces, along with ample on-street parking. To the ground floor, you will find a spacious open-plan living area comprising a comfortable lounge and dining space, seamlessly flowing into a modern fitted kitchen complete with integrated oven, hob, extractor fan, and fridge freezer. The ground floor also benefits from a second bathroom, fitted with a standing shower, WC, and wash basin.

Upstairs, the property boasts four bedrooms, including two generous double rooms and two well-proportioned single rooms, alongside a contemporary three-piece family bathroom suite.

Externally, the property features a large lawned garden to the rear, complete with a patio area and a useful storage shed—ideal for outdoor entertaining and family use.

This is a great family home located in a popular residential area, and early viewing is highly recommended.







Additional Information

Council Tax Band - C

Energy Performance Cert - TBC

Tenure - TBC



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