



Oakley Way

Wardle, Rochdale, OL12 9DY

£279,950



- THREE BEDROOM DETACHED HOME
- NO ONWARD CHAIN
- PRIVATE ENCLOSED REAR GARDEN
- EPC RATING C
- FREEHOLD (with Service Charge)

- SOUGHT-AFTER BIRCH HILL ESTATE
- DRIVEWAY & INTEGRAL GARAGE WITH CONVERSION POTENTIAL (STPP)
- CLOSE TO WARDLE VILLAGE, SCHOOLS & TRANSPORT LINKS
- COUNCIL TAX BAND D

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Nestled on the ever-popular Birch Hill Estate in Wardle, this well-presented three-bedroom detached home offers an excellent opportunity for first-time buyers, young professionals, those looking to downsize, or a small family seeking a home in a highly desirable location.

The property has been thoughtfully designed to maximise the available space, providing comfortable and practical accommodation throughout. The ground floor comprises an entrance vestibule, a lounge, a convenient downstairs WC, and a kitchen diner with French doors opening onto the rear garden, creating an ideal space for everyday living and dining.

To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a family bathroom.

Externally, the property enjoys a driveway providing off-road parking, together with an integral garage, offering excellent storage or, subject to the necessary consents, potential to convert into additional living accommodation, as many neighbouring properties have done. To the rear is a private, enclosed walled garden, which is not overlooked, with a paved patio and lawned garden.

Offered for sale with no onward chain, the property is conveniently located close to Wardle village centre, local amenities, well-regarded schools, and excellent transport links to Littleborough, Smithy Bridge, Rochdale and the surrounding areas.

Early viewing is highly recommended to fully appreciate the accommodation and enviable position this lovely home has to offer

Vestibule

An inviting entrance welcomes you into the home, with space to hang coats and store shoes before entering the living accommodation.

Lounge

16'3" x 10'4" max (4.95m x 3.16m max)

The lounge offers a comfortable and airy living space, with a double-glazed window to the front flooding the room with light. A modern wall-mounted electric fireplace adds a touch of contemporary style, complemented by neutral walls and carpeted flooring.

Kitchen/Dining Room

8'1" x 18'10" (2.47m x 5.74m)

This well-appointed kitchen and dining room benefits from a bright and airy atmosphere, with sliding patio doors opening to the rear garden, bringing the outdoors in. The kitchen area features a range of white cabinets with ample work surfaces and integrated appliances including an oven and hob with a stainless steel extractor hood. The dining area comfortably accommodates a table and chairs, making it perfect for family meals and entertaining.

WC

The downstairs cloakroom is fitted with a compact basin and a toilet, finished in neutral tones to match the simplicity and practicality of this useful space.

Bedroom 1

9'5" max x 14' (2.88m max x 4.26m)

A spacious double bedroom featuring a two windows that fills the room with natural light. The room benefits from neutral decor and carpeted flooring, creating a warm and restful environment.

En-suite

6'8" x 4'6" (2.04m x 1.37m)

The en-suite shower room is compact yet functional, featuring a shower cubicle, toilet, and basin. Neutral tiling and a window complete this practical addition to the main bedroom.

Bedroom 2

11'7" x 8'9" (3.52m x 2.66m)

This bedroom is bright and comfortable, with a large window overlooking the rear of the property. The neutral decoration and carpeted floor create a welcoming space suitable for a range of needs.

Bedroom

8'1" x 9'9" (2.47m x 2.98m)

A third bedroom featuring a window to the rear aspect, neutral walls, and carpeted flooring. It is currently presented with a fitted wardrobe and a desk, offering flexible use as a bedroom, dressing room or a study space.

Bathroom

5'9" x 8'9" (1.77m x 2.66m)

The family bathroom is fitted with a white suite including a bath, pedestal sink, and toilet. Light-coloured tiling around the bath area adds a clean finish while a window allows for natural light.

Rear Garden

The rear garden offers a private outdoor space mostly laid to lawn with a paved patio area ideal for outdoor seating. Enclosed by a mix of wooden fencing and the original hospital brick wall, the garden enjoys a quiet setting with mature trees providing a leafy backdrop.

Garage and Parking

The integral garage provides useful storage space with power and light, and the driveway provides off road parking.

Material Information - Littleborough

Tenure Type; FREEHOLD

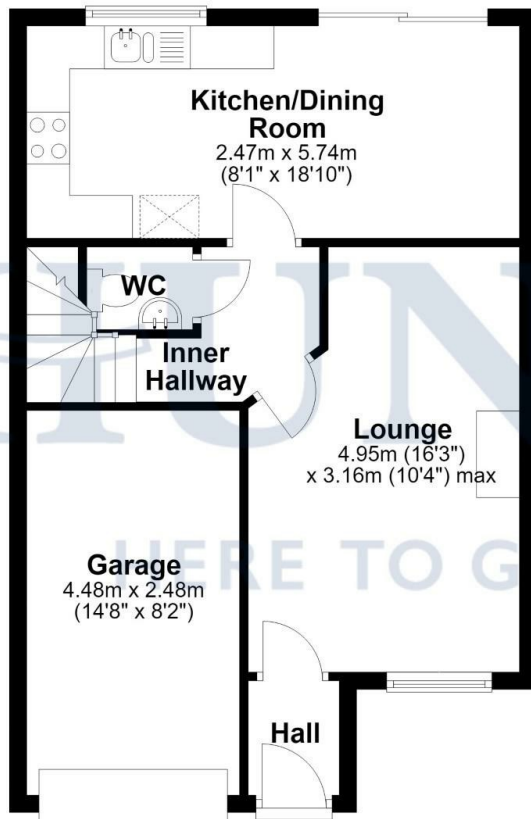
Annual Service Charge: £184.00

Council Tax Banding; ROCHDALE COUNCIL
BAND D

Floorplan

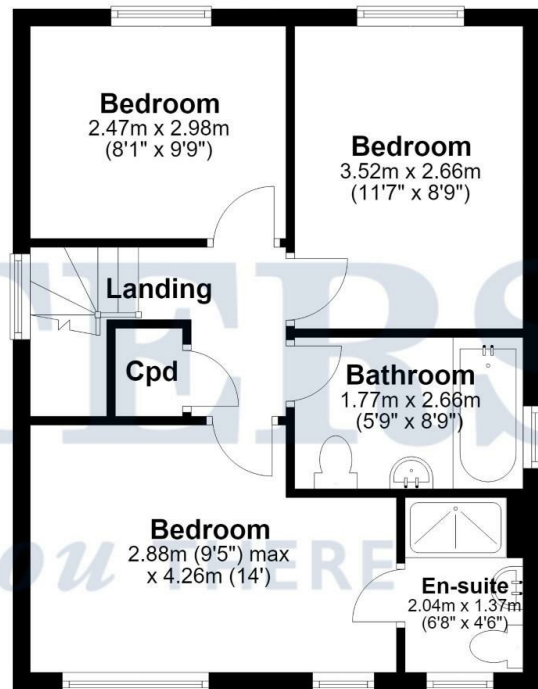
Ground Floor

Approx. 48.4 sq. metres (520.5 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



Total area: approx. 91.5 sq. metres (985.0 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.

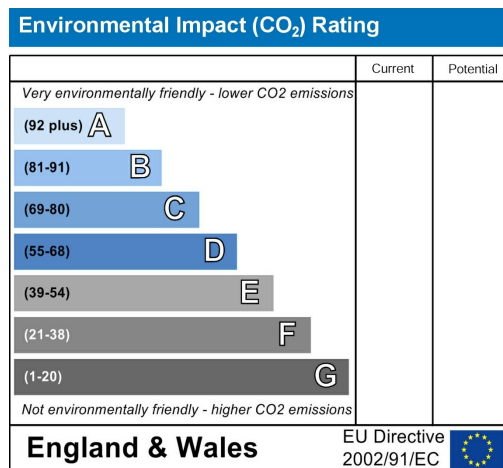
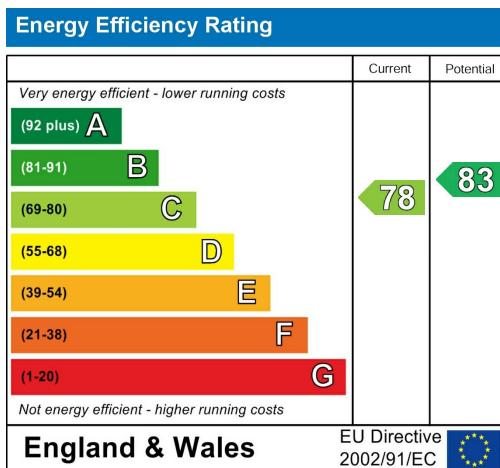
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Plan produced using PlanUp.







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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
<https://www.hunters.com>

