HUNTERS®

HERE TO GET *you* THERE



Mayflower Gardens

Rochdale, OL12 9DF

Offers In Excess Of £300,000

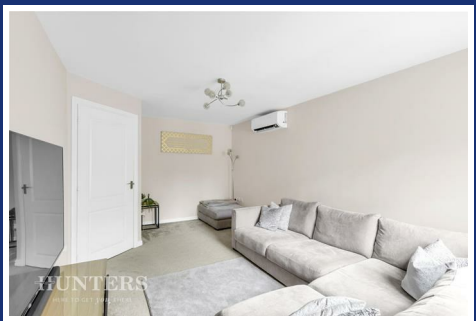
3 | 2 | 2 | C

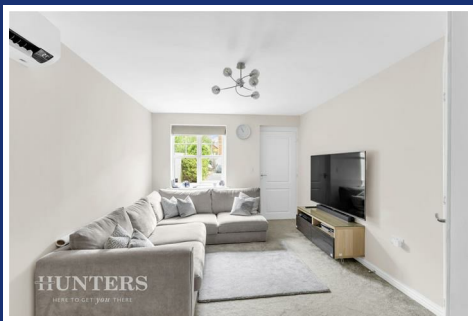
- THREE BEDROOM DETACHED FAMILY HOME
- GARAGE CONVERTED INTO A SECOND RECEPTION ROOM
- LARGER THAN AVERAGE REAR GARDEN WITH OPEN VIEWS
- EPC RATING C
- FREEHOLD (With service charge)
- HIGHLY SOUGHT-AFTER BIRCH HILL DEVELOPMENT
- EN-SUITE TO THE MASTER BEDROOM & DOWNSTAIRS WC
- DRIVEWAY PARKING, EXCELLENT SCHOOLS & COUNTRYSIDE NEARBY
- COUNCIL TAX BAND D

Mayflower Gardens

Rochdale, OL12 9DF

Offers In Excess Of £300,000







Situated in a tucked-away position on the highly sought-after Birch Hill development in Wardle, this beautifully presented modern detached family home offers spacious and versatile accommodation, making it an ideal choice for a variety of buyers.

The property enjoys a fantastic location within easy reach of excellent primary and secondary schools, local amenities and superb transport links, whilst also being surrounded by wonderful open countryside, offering the perfect balance of convenience and outdoor living.

Internally, the accommodation has been thoughtfully maintained and comprises an entrance porch, spacious lounge, a contemporary kitchen diner, downstairs WC and a versatile second reception room created from the converted garage, providing the perfect space for a playroom, snug, home office or additional sitting room.

To the first floor are three well-proportioned bedrooms, including an en-suite shower room, together with a modern family bathroom.

Externally, the property continues to impress with a larger-than-average rear garden, enjoying beautiful open views and providing an excellent space for relaxing, entertaining and family life. To the front is a driveway offering off-road parking.

Early viewing is highly recommended to fully appreciate the quality of accommodation, generous plot and enviable position this wonderful family home has to offer.

Hall
The welcoming entrance hall leads into the lounge.

Lounge
16'9" x 10'7" max (5.10m x 3.22m max)
This welcoming lounge offers a cosy space featuring a large window that floods the room with natural light and an air con unit. It comfortably accommodates a generous seating arrangement, creating an inviting atmosphere for relaxation and entertainment.

Dining kitchen
7'9" x 19'5" (2.37m x 5.93m)
The dining kitchen is a bright and practical space fitted with cream cabinetry, wood-effect countertops and integrated appliances including an oven and extractor hood. A double sink is positioned beneath a window overlooking the garden, while the dining area comfortably seats a large dining table with patio doors that lead directly into the garden, blending indoor and outdoor living.

Office / Play Room
16'2" x 7'10" (4.92m x 2.38m)
This versatile room is currently arranged as a home office and playroom, featuring a large window that brightens the space.

WC
The ground floor WC is thoughtfully tucked away under the stairs, fitted with a low level WC and hand basin with neutral tiling, providing a convenient and practical space.

Landing
At the top of the stairs, the landing provides access to all first-floor rooms and includes a storage cupboard.

Bedroom 1
10'1" x 14' max (3.08m x 4.26m max)
The master bedroom is a spacious double bedroom with two windows allowing plenty of natural light. It features built-in wardrobes with sliding doors, an air con unit and has the added benefit of an en-suite shower room for privacy and convenience.

En-suite
6'7" x 5'2" (2.00m x 1.57m)
The en-suite shower room attached to the master bedroom includes a walk-in shower, low level WC and sink, finished with modern tiling for a bright and practical space.

Bedroom 2
11'3" x 9'3" (3.44m x 2.83m)
This comfortable double bedroom includes a large window, built-in wardrobes with mirrored sliding doors and an air con unit, offering a bright and airy space.

Bedroom 3
7'9" x 9'10" (2.37m x 3.00m)
A well-sized bedroom featuring a window that fills the room with natural light and built-in mirrored wardrobes, making it ideal for a child's room or guest accommodation.

Bathroom
6'4" x 9'3" (1.93m x 2.83m)
The main bathroom is fitted with a bath, pedestal sink and low level WC. Contemporary tiling and a frosted window enhance the clean and fresh feel of this family bathroom.

Rear Garden
The rear garden is a generous, fully enclosed space with a well-maintained lawn, a decked seating area and a garden shed. It offers plenty of room for outdoor activities and family enjoyment in a private setting.

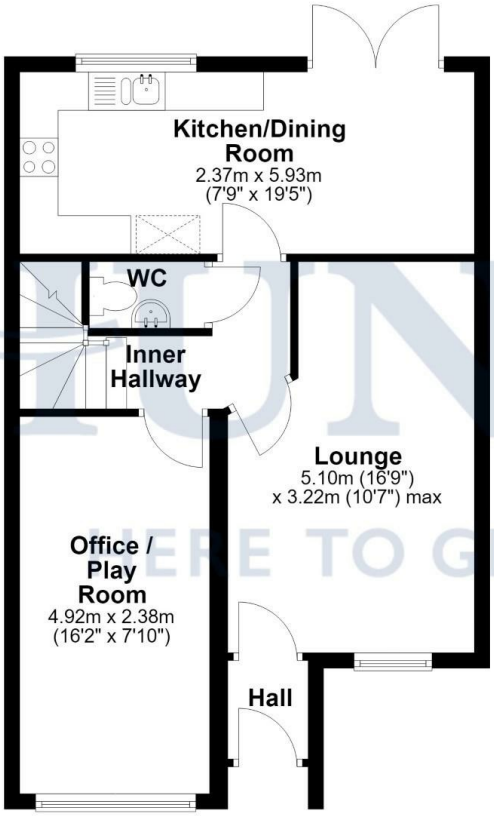
Driveway Parking
A private driveway can be located to the front of the property with parking for two cars.

Material Information - Littleborough
Tenure Type; FREEHOLD
Annual Service Charge: £140.00
Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan

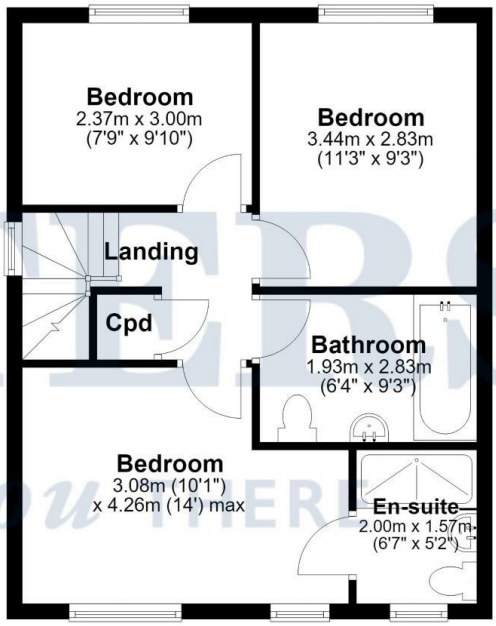
Ground Floor

Approx. 51.8 sq. metres (557.4 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



Total area: approx. 96.7 sq. metres (1040.4 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 EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.



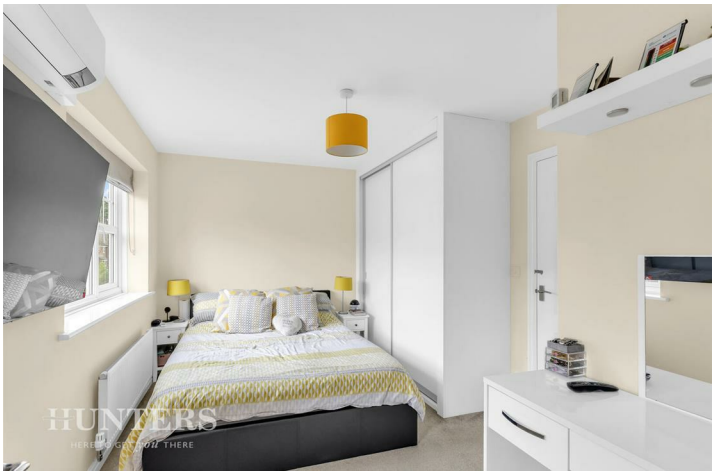
















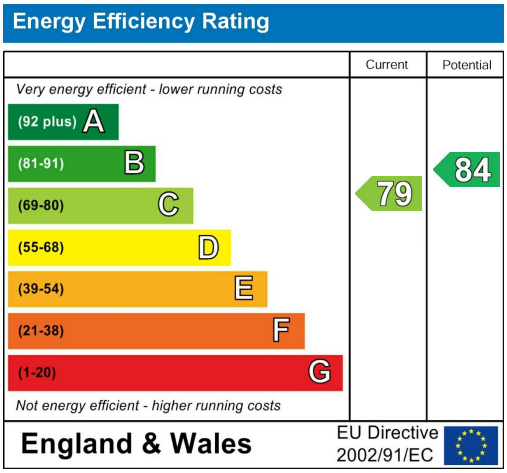


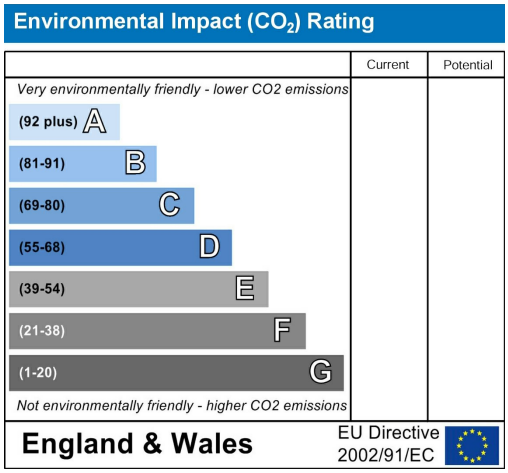






Energy Efficiency Graph





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

