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HERE TO GET *you* THERE



Crossfield Close

Wardle, OL12 9JP

£267,500

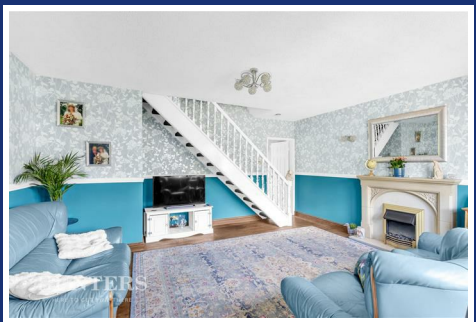
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- FOUR BEDROOM SEMI-DETACHED HOME
- VERSATILE LIVING ACCOMMODATION
- OPEN COUNTRYSIDE VIEWS
- PRICED TO SELL
- LEASEHOLD
- SITUATED IN THE HEART OF WARDLE VILLAGE
- DRIVEWAY FOR TWO CARS
- CLOSE TO SCHOOLS & TRANSPORT LINKS
- EPC RATING D
- COUNCIL TAX BAND C

Crossfield Close

Wardle, OL12 9JP

£267,500







Situated in the heart of the ever-popular Wardle Village, this spacious four-bedroom semi-detached home occupies a peaceful position with open countryside on the doorstep, the property enjoys the best of both worlds – a tranquil setting combined with excellent convenience. Highly regarded primary and secondary schools, village shops, scenic countryside walks, Watergrove Reservoir, and excellent transport links are all within easy reach, including nearby Smithy Bridge and Littleborough train stations providing direct services to Leeds and Manchester.

Internally, the accommodation is both spacious and versatile. The ground floor comprises an entrance porch, a welcoming lounge, kitchen, separate dining room, office/family room, and a bright conservatory overlooking the rear garden. To the first floor are four bedrooms and a family bathroom.

Externally, the property benefits from a driveway to the front providing off-road parking for two vehicles. To the rear, an enclosed garden enjoys a delightful open aspect across neighbouring fields and surrounding countryside, creating an ideal space for relaxing, entertaining, and family life.

Offering generous living space in a highly sought-after village location, this is a fantastic opportunity for families looking to enjoy both convenience and a semi-rural lifestyle.

PRICED TO SELL

Front Porch
A useful space before entering the main living accommodation, with a practical storage cupboard.

Lounge
14'4" x 16'3" (4.37m x 4.96m)
A spacious lounge featuring a large bay window that fills the room with natural light. The space is designed with a charming fireplace as a focal point and has a light wooden floor that complements the room. A welcoming area for relaxation or entertaining.

Kitchen
9'3" x 16'3" (2.82m x 4.96m)
A kitchen that provides ample workspace and storage with plenty of space for appliances. Overlooking the garden and with a door that leads directly into the conservatory, allows this room to be filled with natural light.

Conservatory
7'4" x 16'3" (2.25m x 4.96m)
This conservatory extends the living space with its large windows and glass doors that open out onto the garden, providing a bright and airy spot to enjoy the outdoor views all year round. Plenty of space for comfortable seating, it benefits from plenty of natural light and offers a peaceful retreat overlooking the well-maintained garden and surrounding countryside views.

Dining Room
0'11" x 7'11" (0.29m x 2.41m)
A separate dining room painted in a vibrant blue, creating a striking contrast with the dark wood flooring. The space comfortably accommodates a dining table and chairs and features a door to the rear garden. This room offers a dedicated area for meals and social gatherings, connected conveniently to the kitchen through an internal door.

Office/Family Room
8'2" x 7'11" (2.49m x 2.41m)
A versatile space with a large front-facing window that floods the room with daylight. The wood flooring adds warmth, while shelving and storage units maximise the use of space, making it suitable for work or study.

Landing
8'4" x 5'10" (2.53m x 1.79m)
This landing area on the first floor is decorated with soft blue floral wallpaper that matches the theme throughout the home. It provides access to the bedrooms and bathroom, creating a practical and inviting transitional space.

Bedroom 1
15'3" x 7'11" (4.66m x 2.41m)
A double bedroom benefiting from dual aspect windows to both front and rear. Laminate wood effect flooring creates a clean and fresh feel.

Bedroom 2
11'2" x 10'1" (3.40m x 3.08m)
A second double bedroom, which benefits from a large window to the front aspect, plenty of space for bedroom furniture, creating a cosy and relaxing environment.

Bedroom 3
10'7" max x 10'1" max (3.23m max x 3.08m max)
A comfortable double bedroom with a large window framing views over the surrounding countryside. The room has a neutral and calming atmosphere and can be used as a peaceful sleeping space or guest room. The room includes a built-in cupboard for storage.

Bedroom 4
8'2" x 5'10" (2.48m x 1.79m)
A fourth single bedroom painted in a vibrant blue with matching carpet and fitted shelving for books and display. The window overlooks the front aspect, and the room offers a compact and well-organised space suitable for use as a bedroom or study.

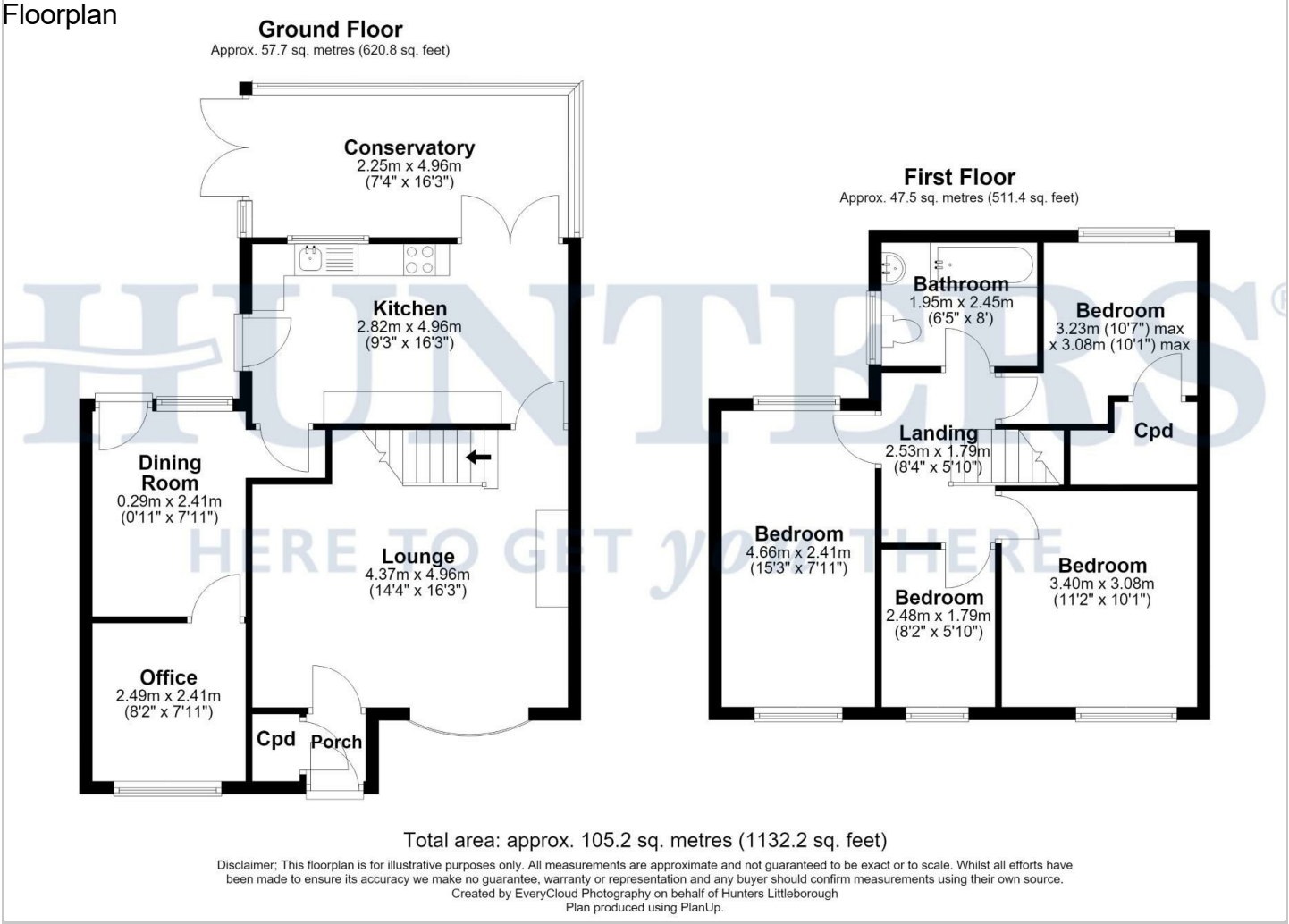
Bathroom
6'5" x 8'0" (1.95m x 2.45m)
A bathroom featuring a three piece suite with a white suite with a bathtub and overhead shower, a pedestal sink, and a toilet. A frosted window provides privacy and natural light.

Rear Garden
The rear garden is a beautifully maintained outdoor space featuring a decked seating area surrounded by mature shrubs and plants. The garden is enclosed by a fence and enjoys a peaceful rural view over fields and distant hills, providing a private and tranquil retreat for outdoor relaxation or entertaining.

Front Garden and Driveway
To the front the patterned block paved driveway provides off road parking for two cars. A well manicured front lawn is bordered by a curved path, with access to the side of the property.

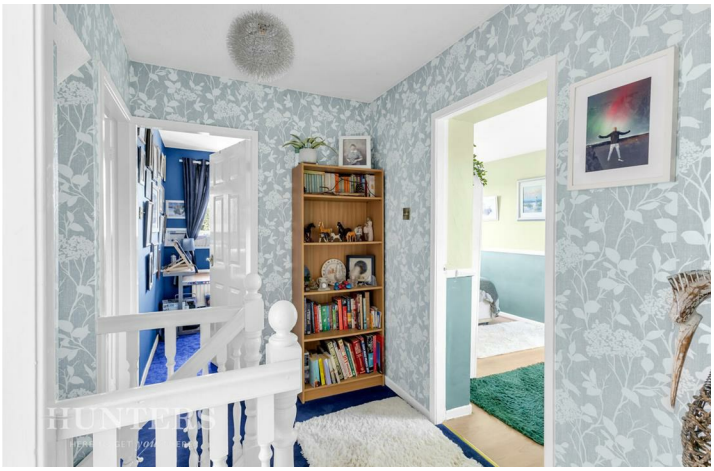
Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 943
Leasehold Ground Rent Amount: £14.00
Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan



Total area: approx. 105.2 sq. metres (1132.2 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.

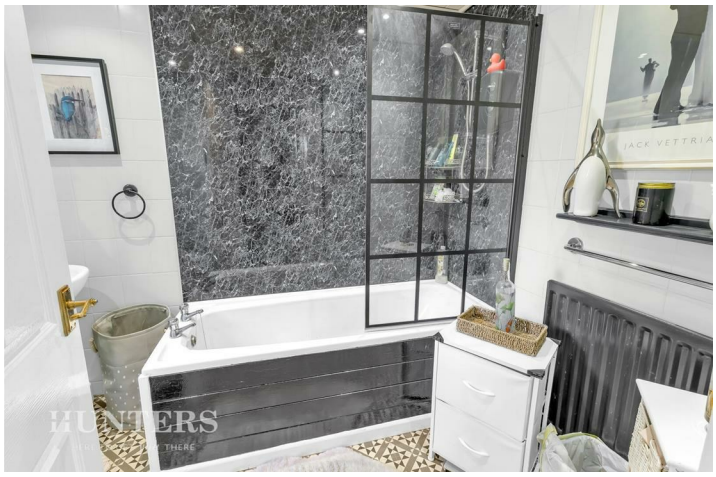


















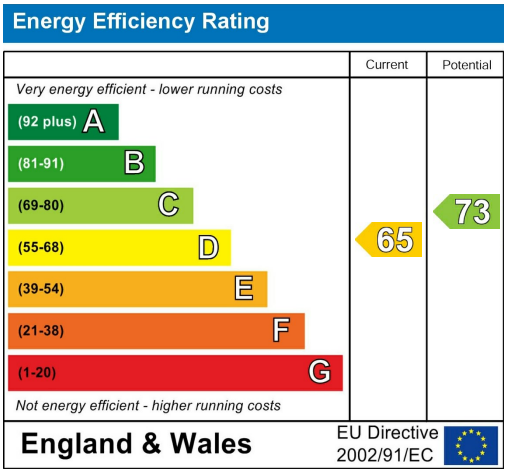


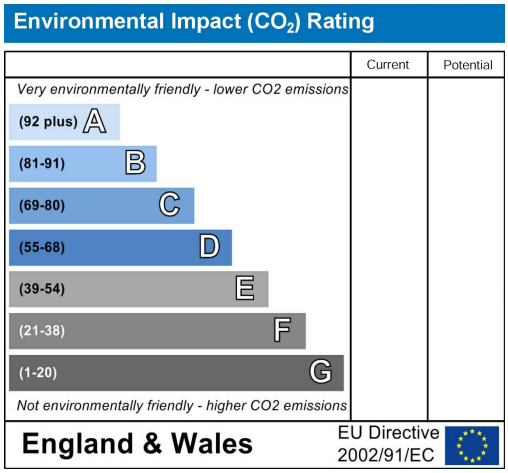

Life
isn't about
Waiting
for the storm
to pass,
it's about
learning
to dance
in the rain.





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.

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