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Joseph Lister Drive

Rochdale, OL12 9PT

Offers In Excess Of £350,000

4 2 1

- FOUR BEDROOMS
- HIGHLY DESIRABLE BIRCH HILL DEVELOPMENT
- ACCOMODATION OVER THREE LEVELS
- INTEGRAL GARAGE AND DRIVEWAY PARKING
- EPC RATING TBC
- TWO BATHROOMS, PLUS DOWNSTAIRS WC
- MODERN DINING KITCHEN
- GARDENS TO FRONT AND REAR
- COUNCIL TAX BAND E
- FREEHOLD (with service charge)

Tel: 01706 390 500

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Situated on the ever-popular Birch Hill development in Wardle, this beautifully presented four-bedroom detached property offers spacious and versatile accommodation arranged over three floors, making it an ideal family home in a highly desirable location.

The property has been thoughtfully designed to maximise the available space, providing a wonderful balance of comfortable and practical living accommodation. The ground floor comprises an entrance vestibule, a welcoming lounge, a convenient downstairs WC and a dining kitchen with patio doors opening directly onto the rear garden, creating an ideal space for both everyday family living and entertaining.

To the first floor are three well-proportioned bedrooms and a family bathroom, whilst the second floor is dedicated to an impressive master bedroom, complete with its own private en-suite shower room.

Externally, the property benefits from a driveway providing off-road parking and an integral garage, offering excellent storage facilities or, subject to the necessary consents, the potential to create additional living accommodation, as many neighbouring properties have done. To the rear is a private, enclosed garden featuring a raised decking area with a pergola, providing a lovely setting for outdoor dining, relaxing and entertaining.

Offered to the market with no onward chain, internal viewings are highly recommended to fully appreciate the space, presentation and desirable location of this fantastic family home.

Hall
This welcoming entrance hall provides a practical start to the home with neutral décor and access to lounge.

Lounge
16'5" x 10'5" max (5.01m x 3.18m max)
The spacious lounge is a comfortable living area featuring a large window that fills the room with natural light. It includes a modern electric fireplace with shelving above, and neutral carpeting and walls create a relaxing atmosphere.

Dining Kitchen
8'1" x 19'1" (2.48m x 5.82m)
The kitchen and dining room form a bright and airy open space with contemporary high-gloss cabinetry and integrated appliances including dishwasher, washing machine, wine cooler, oven and microwave. A large window over the sink overlooks the garden, and sliding patio doors lead out to the decked seating area, ideal for indoor-outdoor living. The dining area comfortably accommodates a table and chairs, creating a perfect spot for family meals.

WC
Conveniently positioned on the ground floor, the cloakroom comprises a toilet and a small basin, finished in light neutral tones with wood-effect flooring.

Landing
6'2" x 9'4" (1.87m x 2.85m)
The first-floor landing links three bedrooms and the family bathroom, with neutral décor and carpeted floors extending throughout this level.

Bedroom 2
13' x 9'5" (3.96m x 2.87m)
A well-proportioned room with a large window overlooking the front of the property. It offers ample space for a double bed and bedroom furniture, finished with neutral walls and carpet for a cosy feel.

Bedroom 3
11'3" x 10'5" max (3.44m x 3.18m max)
A double bedroom with a large window to the rear, this room comfortably fits a double bed and storage units, decorated in soft neutral tones with carpeted flooring.

Bedroom 4
10' x 9'4" (3.04m x 2.85m)
A good-sized single bedroom, ideal as a children's room or study, with window to the front elevation. The room is neutrally decorated and carpeted, offering a comfortable environment.

Bathroom
8'2" x 8'4" (2.48m x 2.54m)
This family bathroom features modern grey tiles and a white suite comprising a bath with shower overhead, a pedestal basin, and a toilet. A frosted window provides privacy while allowing light to enter.

Bedroom 1
17'5" x 11'1" max (5.30m x 3.37m max)
This spacious top-floor bedroom is bright and airy with a large Velux window and neutral décor. It includes built-in storage and benefits from a private en-suite shower room, offering an excellent master suite.

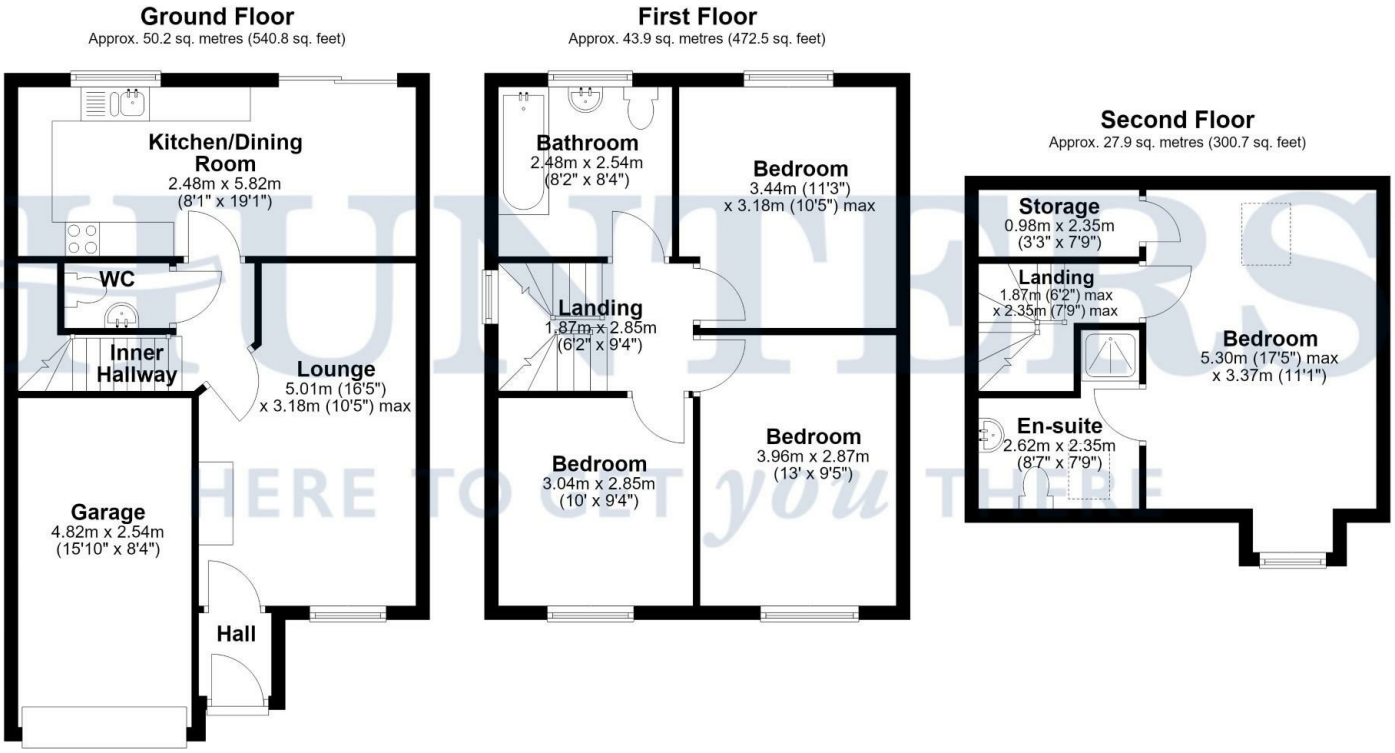
En-suite
8'7" x 7'9" (2.62m x 2.35m)
The en-suite shower room enjoys a modern finish with floor-to-ceiling tiles, a shower enclosure, toilet, and pedestal basin. A Velux window provides natural light and ventilation.

Rear Garden
The rear garden is a delightful outdoor space that features a generous lawn bordered by mature planting. A decked seating area with a pergola provides a lovely spot for outdoor dining and relaxation, creating a private and inviting setting.

Garage and Parking
15'10" x 8'4" (4.82m x 2.54m)
The garage offers secure parking and additional storage, a block paved driveway can be located in front of the garage with parking for several cars.

Material Information - Littleborough
Tenure Type; FREEHOLD
Annual Service Charge: £106.00
Council Tax Banding; COUNCIL TAX BAND E

Floorplan



Total area: approx. 122.1 sq. metres (1314.0 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.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.



















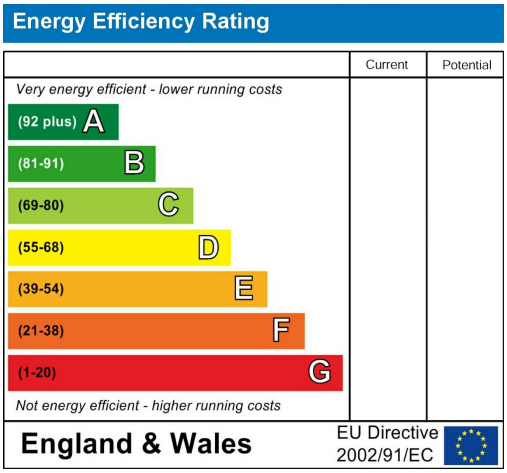


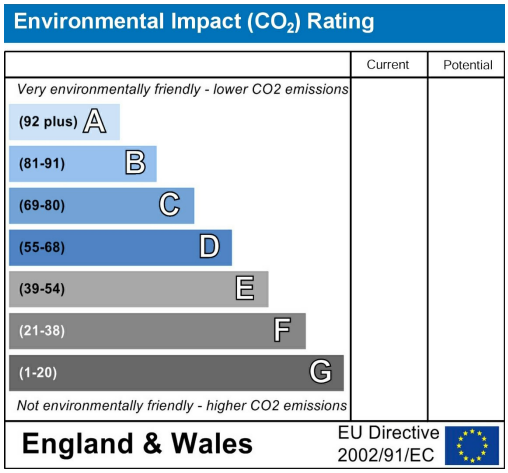






Energy Efficiency Graph



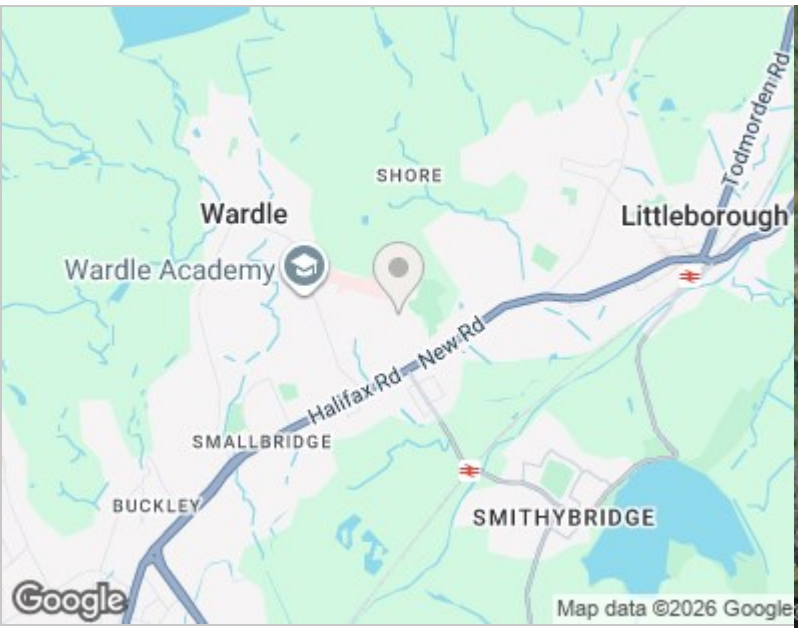


Viewing

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

