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Vineyard Close

Wardle, Rochdale, OL12 9NG

Offers In Excess Of £425,000

- PRESTIGIOUS & HIGHLY SOUGHT-AFTER CUL-DE-SAC LOCATION
- BACKING ONTO OPEN FIELDS WITH BEAUTIFUL VIEWS
- DOWNSTAIRS WC, EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- CLOSE TO EXCELLENT SCHOOLS, AMENITIES & TRANSPORT LINKS
- EPC RATING C
- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS LOUNGE, DINING ROOM & CONSERVATORY
- ESTABLISHED GARDENS, DRIVEWAY & SINGLE GARAGE
- LEASEHOLD
- COUNCIL TAX BAND E



Tel: 01706 390 500

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A truly exciting opportunity to acquire this beautifully maintained four-bedroom detached family home, occupying a highly sought-after position within one of Wardle's most prestigious cul-de-sacs. Rarely available, this attractive property enjoys an idyllic setting in the heart of the rural village of Wardle, backing onto open fields and offering a wonderful outlook and enviable position.

The village provides excellent local amenities, well-regarded schools and convenient transport links, whilst being just minutes from the picturesque countryside surrounding Watergrove Reservoir.

Internally, the property is well presented throughout and briefly comprises an entrance porch, welcoming entrance hall, spacious lounge, separate dining room, fitted kitchen, side porch, conservatory and downstairs WC. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Externally, the property benefits from well-stocked, established gardens to both the front and rear, providing attractive outdoor spaces to enjoy. A driveway offers ample off-road parking and leads to a single garage.

The location is both idyllic and convenient, with local amenities including primary and secondary schools, shops and bus routes all within easy reach. The neighbouring towns of Littleborough and Rochdale are readily accessible, offering further amenities and railway links for commuters.

Viewing is highly recommended to fully appreciate the accommodation, position and surroundings on offer.

Hallway

13'4" x 10'1" (4.06m x 3.08m)

The hallway presents a warm welcome, neutrally decorated to create a bright and inviting entry to the home. There is practical storage space and access to a convenient ground floor WC.

Lounge

15'9" x 13'9" (4.81m x 4.19m)

A spacious lounge filled with natural light through a large window to the front. The room centres around a traditional style fireplace with a mantelpiece to create a welcoming atmosphere for family and guests alike.

Dining Room

12'8" x 13'9" max (3.86m x 4.19m max)

The dining room features a cosy and accessible layout with ample space for a large dining table and an opening into the conservatory, allowing for easy indoor-outdoor flow and plenty of natural light.

Conservatory

13'1" x 12' (3.98m x 3.66m)

The conservatory is a bright and airy space, surrounded by large windows that offer uninterrupted views of the garden. Its light wood flooring and comfortable seating make it a perfect spot for relaxation while enjoying the greenery outside.

Kitchen

8'10" x 12'10" (2.70m x 3.92m)

The kitchen has a practical and inviting feel, with a range of wall and base units arranged in an L-shape to maximise workspace. A large window above the sink looks out onto the garden, filling the space with natural light. There is room for a small breakfast table and a range of appliances.

Utility Room

13'3" x 5'3" (4.04m x 1.59m)

Adjoining the kitchen, the utility room is a practical space fitted with full-width windows and a door opening to the garden and space for laundry appliances, offering convenient functionality while still connecting to the outdoors.

WC

This ground floor WC is practical and well-appointed, featuring a pedestal basin and a low level WC.

Landing

9'4" max x 14'9" (2.85m max x 4.49m)

The landing provides a bright, open space at the top of the stairs, connecting the bedrooms and bathrooms.

Bedroom 1

13'1" x 13'9" (4.00m x 4.19m)

The main bedroom is spacious and inviting, with soft

neutral tones and large windows that frame views of the surrounding area. With ample space for furnishings and access to the en-suite shower room.

En-suite

4'3" x 9'2" (1.29m x 2.78m)

The en-suite shower room attached to the main bedroom features a full length shower cubicle, WC, and wash basin, with light walls and ample natural light from a window.

Bedroom 2

8'10" x 11'5" (2.70m x 3.47m)

This bedroom offers a bright and peaceful space with space for a double bed and a large window overlooking the garden and countryside views.

Bedroom 3

8'2" x 10'1" (2.49m x 3.08m)

Situated at the front of the property offers a further bedroom with a large window enjoying views.

Bedroom 4

6' x 12'5" (1.83m x 3.80m)

This room, which can serve as either a bedroom or office, is well-lit with a large window providing views over the surrounding countryside.

Bathroom

6'3" x 9'2" (1.91m x 2.78m)

The family bathroom is a well-appointed space with a white suite including a bath, separate shower cubicle, sink set in a vanity unit, and WC. A frosted window provides natural light and privacy, complemented by tiled walls and a heated towel rail.

Rear Garden

The rear garden is a peaceful outdoor space with a stone-paved patio leading to a well-maintained lawn bordered by mature shrubs and trees. The garden enjoys views across neighbouring countryside, offering both a private and scenic setting for outdoor enjoyment.

Garage and Parking

A single garage can be located to the side of the property with an up and over door, and internal door leading to the utility room. A private driveway is located to the front of the garage.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 964

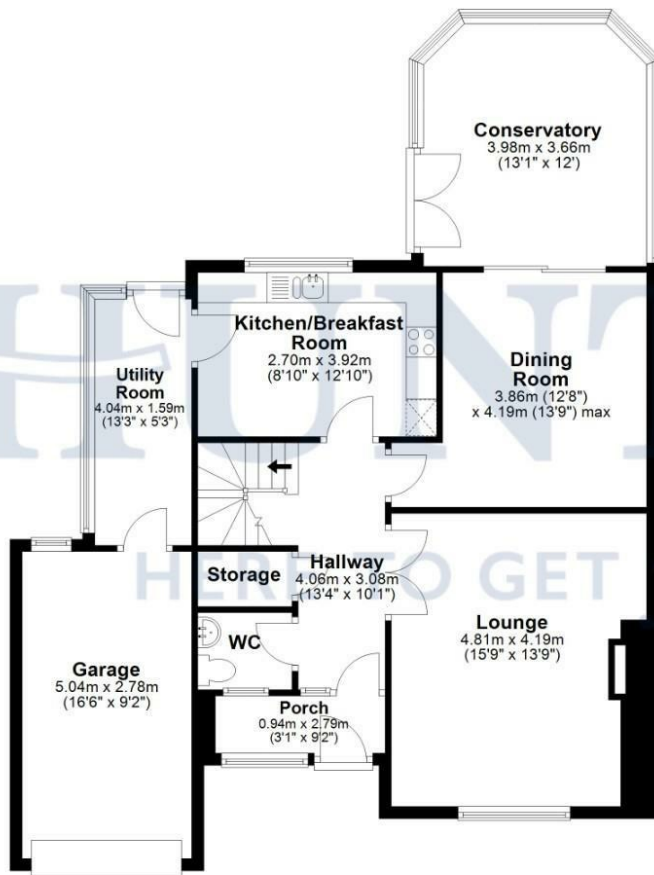
Leasehold Annual Ground Rent Amount £110.00

Council Tax Banding; ROCHDALE COUNCIL BAND E

Floorplan

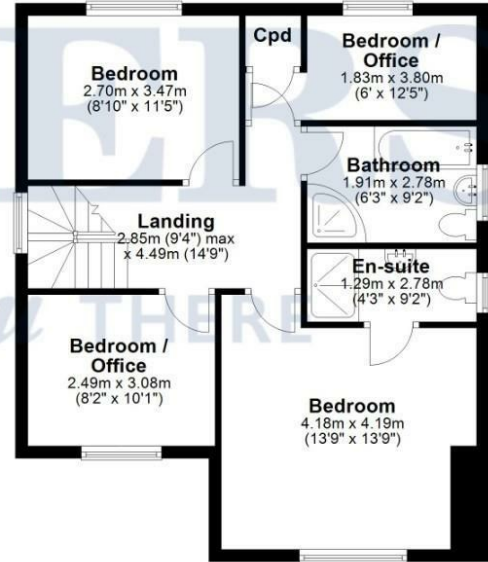
Ground Floor

Approx. 97.7 sq. metres (1051.1 sq. feet)



First Floor

Approx. 60.3 sq. metres (648.6 sq. feet)



Total area: approx. 157.9 sq. metres (1699.8 sq. feet)

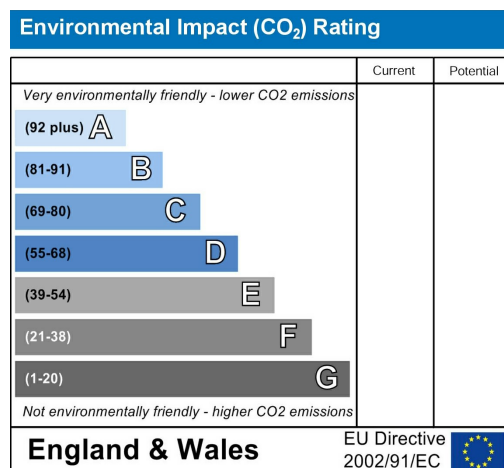
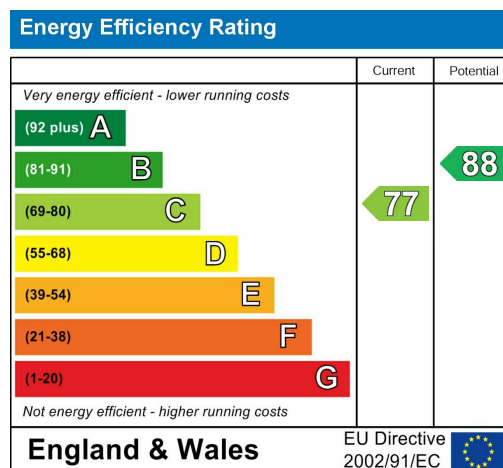
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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.

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