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Guardian Close

Rochdale, OL12 9RU

£360,000

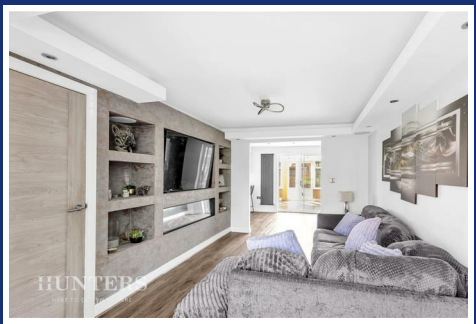
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- MODERN FOUR-BEDROOM DETACHED FAMILY HOME
- OPEN-PLAN KITCHEN DINER PLUS CONSERVATORY
- GARDENS, DRIVEWAY & INTEGRAL GARAGE
- COUNCIL TAX BAND D
- EPC RATING C
- POPULAR BIRCH HILL DEVELOPMENT IN WARDLE
- MASTER BEDROOM WITH MODERN EN-SUITE
- EXCELLENT POTENTIAL TO CONVERT GARAGE
- LEASEHOLD

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Rochdale, OL12 9RU

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Hunters Estate Agents are delighted to bring to the market this modern four-bedroom detached family home, situated within the popular Birch Hill Development in Wardle. Offering spacious and versatile accommodation, this well-presented property is ideally suited to a growing family and enjoys a convenient position close to local schools, amenities and the beautiful surrounding countryside.

The ground floor comprises an entrance space, lounge with a feature media wall and an open-plan kitchen diner, providing an excellent space for family life and entertaining. There is also a useful utility room, downstairs WC and conservatory overlooking the rear garden.

To the first floor are four well-proportioned bedrooms, including a modern en-suite shower room to the principal bedroom, together with a contemporary family bathroom.

Externally, the property benefits from gardens to both the front and rear, along with a driveway providing off-road parking and an integral garage. The garage also offers excellent potential for conversion to additional living accommodation, subject to the necessary planning permissions and building regulations, with several neighbouring properties having already made similar conversions.

Birch Hill is ideally placed for families, with local primary and high schools within easy reach, excellent bus routes and an abundance of countryside walks nearby. Watergrove Reservoir is also close by, offering a beautiful setting for walking, running and enjoying the outdoors.

A fantastic modern family home in a sought-after location, offering both comfortable accommodation and excellent potential for the future.

Living Room
16'7" x 11'3" (5.05m x 3.44m)
A bright and spacious lounge featuring a stylish feature media wall with integrated shelving and display recesses, creating an attractive focal point to the room. The generous proportions provide ample space for comfortable seating and entertaining, while the contemporary wood-effect flooring adds warmth and complements the neutral décor. The lounge also benefits from a pleasant open outlook through to the rear of the property, with glazed doors allowing plenty of natural light to flow through

Kitchen
9'7" x 22'12" (2.91m x 7.01m)
The kitchen is a contemporary and practical space, fitted with sleek grey cabinetry complemented by white work surfaces. It includes integrated appliances such as an oven and microwave, fridge, freezer and wine cooler. A sink positioned under a window, and a breakfast bar with seating for two, perfect for casual dining or entertaining. The kitchen opens up to the conservatory through sliding glass doors, allowing plenty of natural light to fill the area.

Conservatory
12'11" x 13'3" (3.94m x 4.03m)
This spacious conservatory is filled with light from its large windows and a pitched ceiling. It overlooks the garden and provides a lovely spot to relax and enjoy the outdoors in comfort, with double doors leading directly to the rear garden space.

Utility Room
4'6" x 7'3" (1.37m x 2.21m)
The utility room is fitted with work surfaces over which provides space for a washing machine and dryer. A window provides natural light and there is space for additional storage or laundry tasks.

Downstairs WC
The guest WC is finished in white with contemporary fittings including a toilet and a small basin set into a vanity unit, complemented by a decorative tiled splashback and heated towel rail.

Bedroom 1
13'1" x 11'3" (max) (3.98m x 3.44m (max))
The principal bedroom is a comfortable double room featuring a large window that fills the space with natural light. The room is decorated in calming neutral tones with a feature blue wall, and it offers sufficient space to accommodate bedroom furniture with ease.

En-Suite
A modern and well-presented en-suite featuring a contemporary white suite comprising a WC, wash hand basin and walk-in shower enclosure. The room is finished with stylish textured white wall tiling, complemented by a chrome heated towel rail and tiled flooring. A frosted window provides natural light and ventilation.

Bedroom 2
13'1" x 8'2" (3.98m x 2.50m)
A second double bedroom with a large window providing views outside. It is decorated with a vibrant blue feature wall and light carpeting.

Bedroom 3
10'11" x 7'10" (3.32m x 2.38m)
This third bedroom is a bright and welcoming space. It comfortably fits a double bed and features a window that offers views of the garden, making it ideal for a child's bedroom.

Bedroom 4
10'11" x 7'10" (3.32m x 2.39m)
This fourth bedroom is currently arranged as a walk in wardrobe but would comfortably fit a single bed and wardrobe, ideal as a child's bedroom or as a home office.

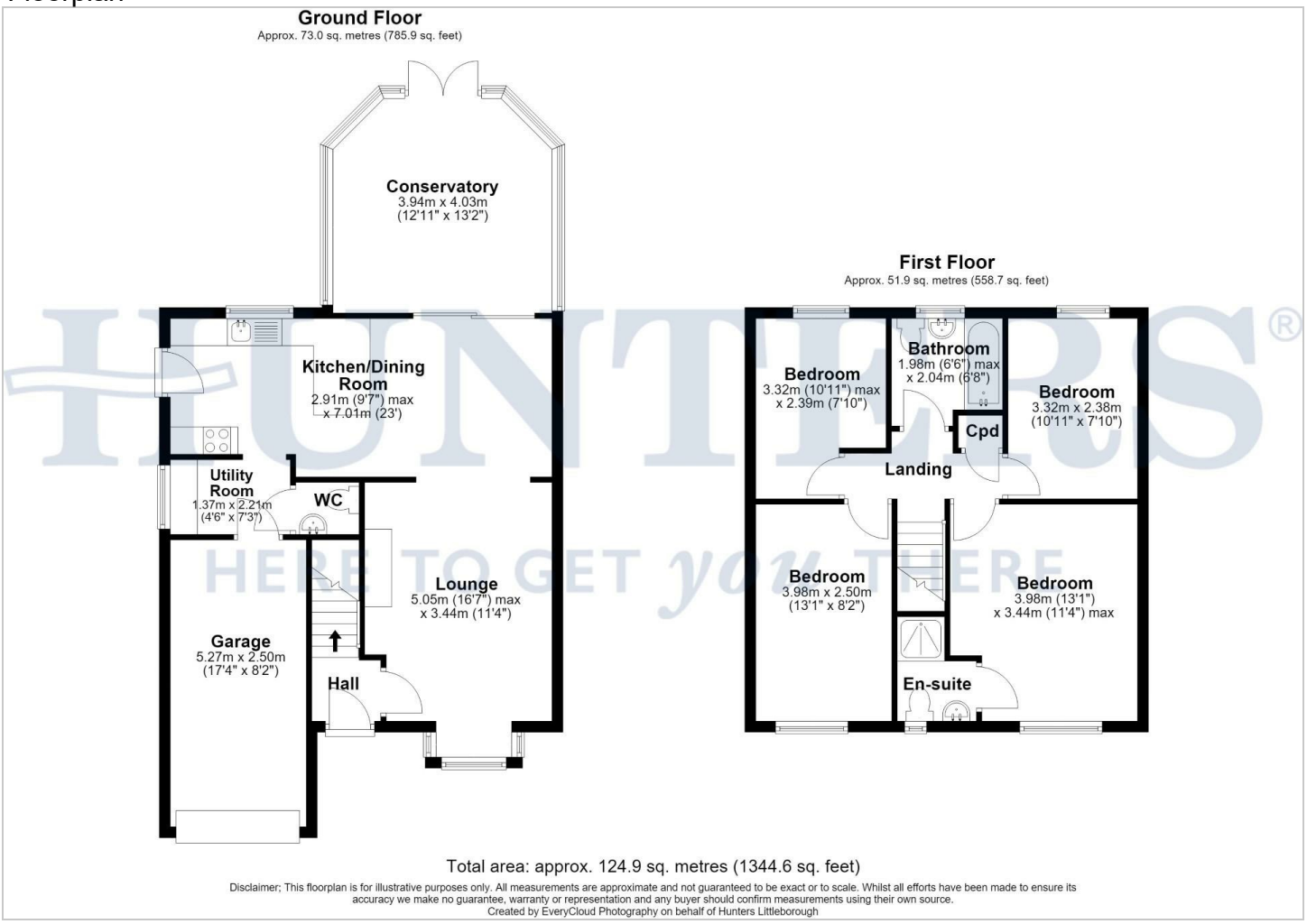
Bathroom
6'6" x 6'8" (1.98m x 2.04m)
The family bathroom features a modern suite including a bath with shower over, a toilet, and a vanity unit with wash basin. The walls are partly tiled in neutral tones, and there is a window that brings in natural light.

Integral Garage
17'3" x 8'2" (5.27m x 2.50)
Ideal space for storage or potential to create additional living space, subject to planning consents, with neighbouring properties completing similar works.

Rear Garden
The well-maintained rear garden offers a paved patio area perfect for outdoor seating and entertaining, alongside an area of artificial lawn bordered by fencing for privacy. The garden enjoys good sunlight, making it a pleasant outdoor space for relaxing or socialising.

Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 971
Leasehold Annual Ground Rent Amount £50.00
Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan


Ground Floor
Approx. 73.0 sq. metres (785.9 sq. feet)
Conservatory
3.94m x 4.03m
(12'11" x 13'2")
Kitchen/Dining Room
2.91m (9'7") max
x 7.01m (23')
Utility Room
1.37m x 2.21m
(4'6" x 7'3")
WC
Lounge
5.05m (16'7") max
x 3.44m (11'4")
Garage
5.27m x 2.50m
(17'4" x 8'2")
Hall
First Floor
Approx. 51.9 sq. metres (558.7 sq. feet)
Bedroom
3.32m (10'11") max
x 2.39m (7'10")
Bathroom
1.98m (6'6") max
x 2.04m (6'8")
Bedroom
3.32m x 2.38m
(10'11" x 7'10")
Cpd
Landing
Bedroom
3.98m x 2.50m
(13'1" x 8'2")
Bedroom
3.98m (13'1")
x 3.44m (11'4") max
En-suite
Total area: approx. 124.9 sq. metres (1344.6 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









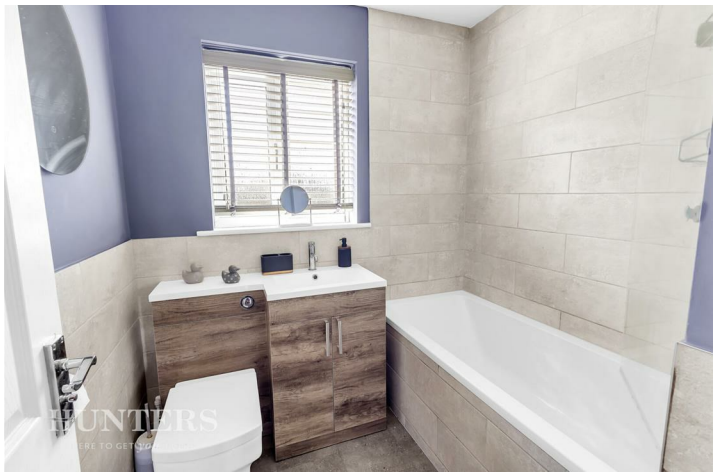










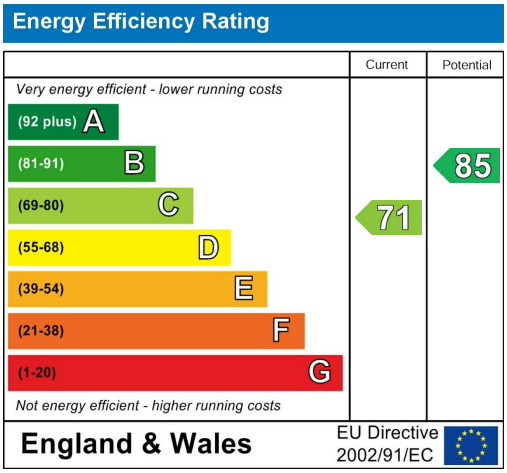


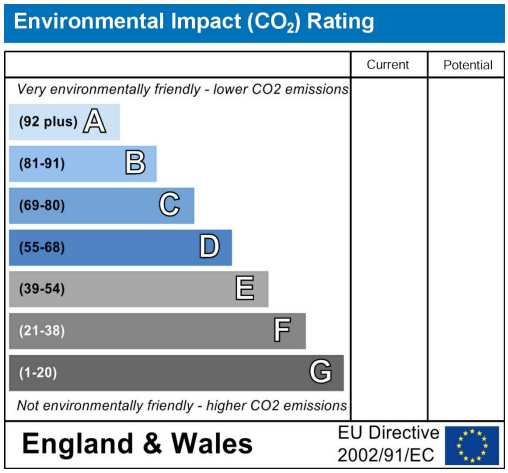






Energy Efficiency Graph





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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