



## Hartley Street

Wardle, Rochdale, OL12 9NS

£215,000



- EXTENDED END TERRACE
- GENEROUS GARDEN AND OFF ROAD PARKING
- TWO BATHROOMS
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND A

- THREE STOREY PROPERTY
- TWO BEDROOMS PLUS GUEST ROOM
- WARDLE VILLAGE LOCATION
- FREEHOLD
- EPC RATING E

# Hartley Street

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Extended and beautifully presented, this end-terrace home on Hartley Street which is tucked away in the heart of Wardle village. Ideally located within walking distance of local amenities and the picturesque Watergrove Reservoir, it also offers excellent access to Rochdale town centre, Littleborough village, and the local train station. Deceptively spacious and light and bright throughout, the accommodation is set over three levels. The ground floor features a generous lounge/dining area and a fully fitted kitchen. The lower ground floor offers a versatile family room and a bathroom, while the first floor hosts two bedrooms and a shower room. The property benefits from gas central heating and double glazing throughout. Externally, the property boasts a fantastic garden and driveway which is rare to find within the village, a viewing comes highly recommended to fully appreciate the space and setting of this lovely home.

### Lounge Diner

20'0" x 13'1" (6.12m x 4.00m)

This bright and spacious open-plan lounge diner features a charming layout with defined areas for relaxation and dining. Two windows to both the front and rear allows natural light to fill the space, complemented by tasteful wood detailing throughout. A feature gas stove gives the room charm and a lovely focal point. The room provides access to the kitchen via a doorway, and internal doors lead both upstairs and to a downstairs area, offering excellent flow throughout the property. Ideal for both everyday living and entertaining.

### Kitchen

9'2" x 12'8" (2.80m x 3.88m)

This extended kitchen boasts a vaulted ceiling with exposed beams, creating a bright and airy space full of character. A large window overlooks the garden, providing plenty of natural light and a pleasant view while cooking or entertaining. The kitchen is well-equipped with integrated appliances, generous worktop space, and ample storage, making it both practical and inviting.

### Lower Ground Floor

#### Bathroom

5'11" x 12'3" (1.81m x 3.74)

Located on the lower ground floor, this additional bathroom features a classic three-piece white suite comprising a WC, wash hand basin, and bath. The space is enhanced by charming tongue and groove ceiling, creating a warm and traditional feel. Ideal for family use or guest accommodation as a door lead through to the family room.

#### Family Room/Guest Room

12'1" x 12'3" (3.70m x 3.74m)

Situated on the lower ground floor and accessed via the bathroom, this versatile family room is currently used as an office and playroom. The space benefits from natural light through a window, and features laminate flooring for easy maintenance. Ideal for a range of uses including a home workspace, hobby room, or additional living area.

### First Floor Landing

Loft access which has a pull down ladder, light and is boarded for useful storage.

#### Bedroom 1

7'11" x 13'1" (2.43m x 4.00m)

Double bedroom located to the front of the property, featuring laminate flooring and ample space for furnishings. Bright and comfortable, ideal as a main bedroom.

#### Bedroom 2

11'9" x 6'8" (3.59m x 2.04m)

Positioned to the rear of the property, featuring laminate flooring and a wall-mounted central heating boiler. A large window provides natural light and offers pleasant views over the garden.

#### Shower Room

4'11" x 6'1" (1.50m x 1.86m)

This well-appointed shower room features a three-piece white suite comprising a WC, wash hand basin, and a shower in a cubicle. Finished with splash-back tiling and a tiled floor, the space is both practical and easy to maintain.

### Garden and Parking

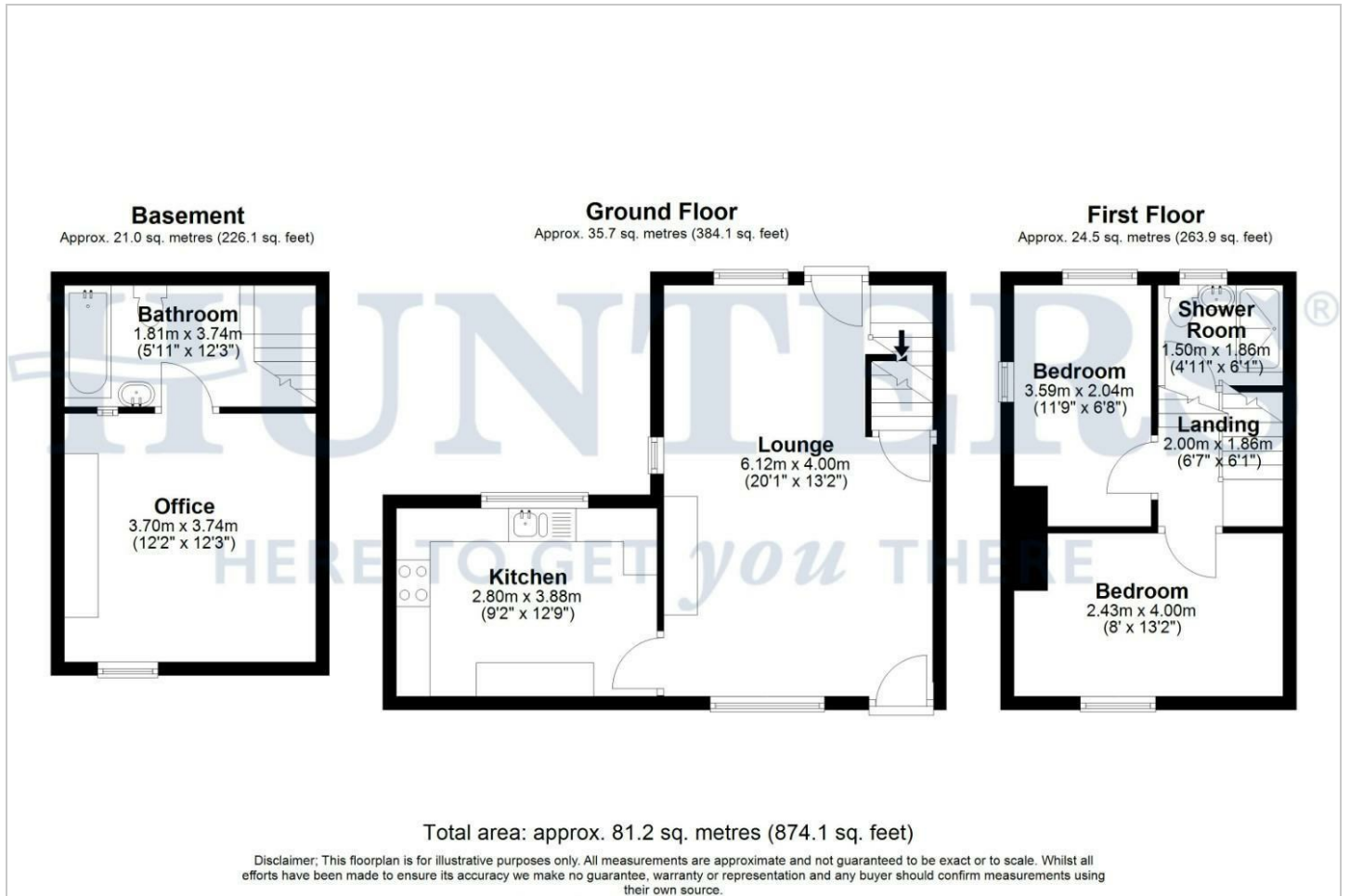
This delightful enclosed garden offers a mix of patio and lawn areas, perfect for relaxing or entertaining. Mature trees and shrubs provide a sense of privacy and greenery, while a decorative pond adds charm and character. A wooden shed offers useful storage, and a gate opens onto the driveway that leads to Crossfield Road, allowing convenient access. A peaceful outdoor space with plenty of potential.

### Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL  
BAND A

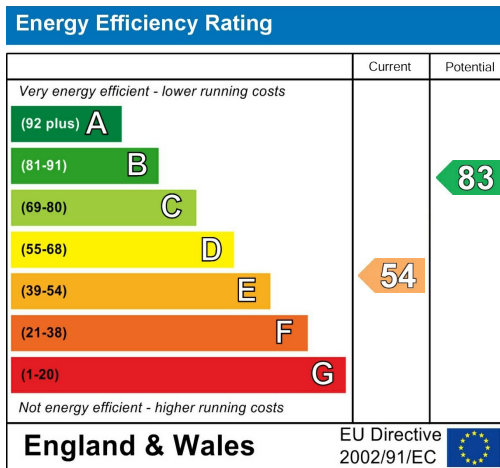
# Floorplan







## 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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