

HUNTERS®

HERE TO GET *you* THERE



Union Road

Wardle, OL12 9QA

£275,000



- MODERN THREE BEDROOM SEMI-DETACHED HOME
- MASTER SUITE WITH ENSUITE SHOWER ROOM
- DRIVEWAY, GARAGE AND ENCLOSED REAR GARDEN
- FREEHOLD
- EPC RATING B
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- MODERN KITCHEN DINER AND DOWNSTAIRS WC
- WALKING DISTANCE TO LOCAL PRIMARY AND HIGH SCHOOLS
- COUNCIL TAX BAND C

Tel: 01706 390 500

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A beautifully presented three-bedroom modern semi-detached property situated on the edge of the sought-after Birch Hill development, conveniently located within walking distance of both local primary and high schools. Benefitting from a driveway, garage, and spacious accommodation set over three floors, this home is ideal for families and professionals alike.

The ground floor comprises an entrance porch, a bright and comfortable lounge, downstairs WC, and a modern kitchen diner which opens out into the rear garden. To the first floor are two well-proportioned double bedrooms and a contemporary family bathroom. Occupying the entire top floor is the master suite featuring a generous bedroom area and ensuite shower room.

Externally, the property boasts an enclosed and good-sized rear garden with a sunroom, perfect for outdoor entertaining and family use, along with the added convenience of a driveway and garage.

Ideally positioned for commuters, the property benefits from excellent transport links, with both Smithy Bridge and Littleborough main line train stations close by, providing convenient access to Leeds and Manchester. There are also excellent bus routes into neighbouring towns and villages, making this an ideal location for both commuting and family living.

Porch

This welcoming porch serves as a practical entrance to the home with an internal door leading to the lounge.

Lounge

14'9" x 12' max (4.50m x 3.66m max)

The lounge is a comfortable space filled with natural light from its window to the front of the property. With space for furnishings and door leading to the inner hallway.

Dining kitchen

7'10" x 12' (2.39m x 3.66m)

A generous size and modern kitchen, fitted with a range of wall and base units and contrasting white work surfaces. It includes integrated appliances such as an oven, hob with extractor hood, fridge freezer, as well as space for a freestanding washing machine. The space extends to a dining area with room for a table and chairs, and patio doors open out onto the rear garden, allowing for natural light and easy access to outdoor space.

WC

5'1" x 4'1" (1.54m x 1.25m)

This ground-floor WC features a close-coupled toilet and a small pedestal wash basin.

First Floor Landing

10'11" x 6'4" (3.34m x 1.94m)

The first-floor landing offers access to all first floor rooms and stairs leading to the second floor.

Bedroom 2

12' max x 12' (3.66m max x 3.66m)

The front bedroom on the first floor is a good-sized double room, benefitting from two windows which bring in plenty of natural light and has space for a double bed and additional furnishings.

Bedroom 3

7'11" x 12' (2.41m x 3.66m)

A further double bedroom on the first floor enjoying a view of the rear garden. With space for a double bed and additional bedroom furniture.

Bathroom

7'9" x 5'4" (2.37m x 1.62m)

The bathroom on the first floor features a clean, contemporary design with a white suite including a bath with shower over, a pedestal wash basin, and a

close-coupled toilet. Partly tiled and a frosted window to the side elevation.

Bedroom 1

17'5" max x 8'5" (5.32m max x 2.56m)

On the second floor boasts the spacious master suite, fitted with built in wardrobes and a dressing table. With access leading to the en-suite shower room.

En-suite Shower Room

The en-suite shower room attached to the master bedroom offers a fresh and modern space with a walk-in shower, pedestal wash basin, and low level WC.

Second Floor Landing

The landing on the second floor is bright with a useful storage cupboard and provides access to the master bedroom and en-suite shower room.

Sun Room

To the rear of the garage offers a sun room, which benefits from ample natural light and provides a cosy spot to enjoy the garden regardless of the weather.

Rear Garden

To the rear of the property offers a private enclosed garden, featuring a paved patio area leading to an artificial lawn, offering a low-maintenance outdoor space perfect for relaxing or entertaining.

Garage and Parking

A single garage can be located to the side of the property with an up and over door. A paved driveway can be located to the front of the garage, offering parking for several cars.

Material Information - Littleborough

Tenure Type; FREEHOLD

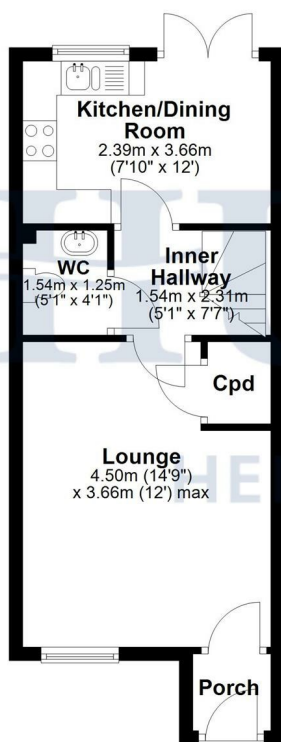
Leasehold Annual Service Charge Amount £146.00

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

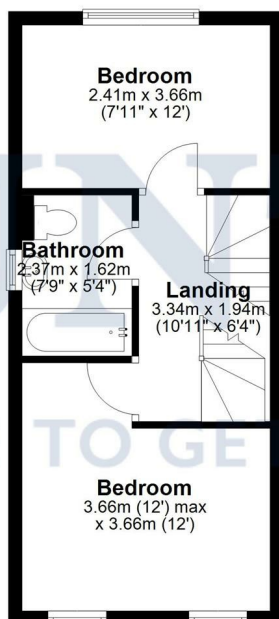
Ground Floor

Approx. 33.0 sq. metres (354.8 sq. feet)



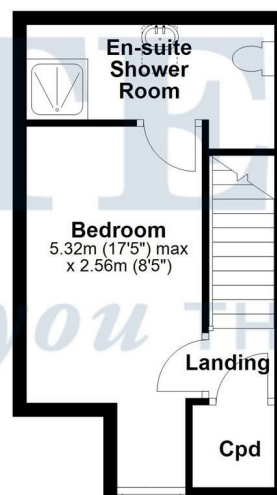
First Floor

Approx. 31.5 sq. metres (339.6 sq. feet)



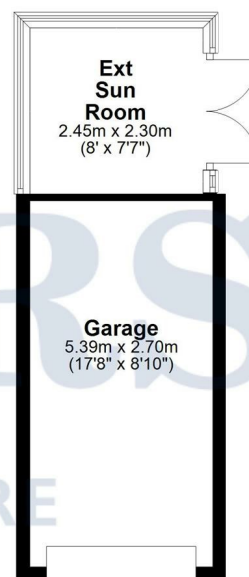
Second Floor

Approx. 23.1 sq. metres (248.8 sq. feet)



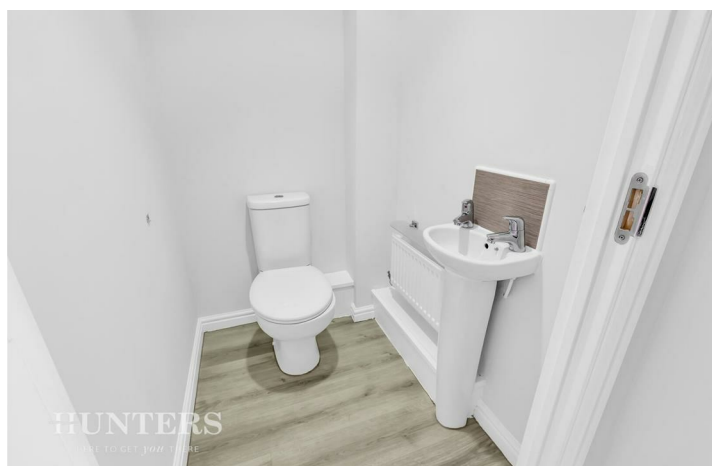
Outbuilding

Approx. 20.4 sq. metres (219.7 sq. feet)



Total area: approx. 108.0 sq. metres (1162.9 sq. feet)

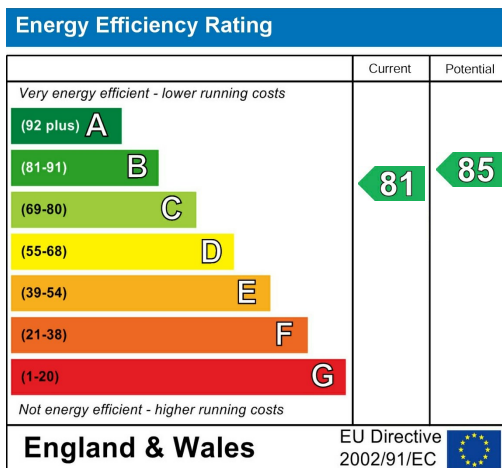
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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