

HUNTERS®

HERE TO GET *you* THERE



East Street

Wardle, Rochdale, OL12 9JZ

Offers In Excess Of £450,000



- SUBSTANTIAL DOUBLE-FRONTED STONE-BUILT FAMILY HOME
- FIVE BEDROOMS PLUS TWO VERSATILE ATTIC ROOMS
- CHARMING ORIGINAL FEATURES THROUGHOUT
- QUIET NO-THROUGH ROAD IN THE HEART OF WARDLE
- EPC RATING TBC
- ADDITIONAL PLOT OF LAND INCLUDED
- THREE GENEROUS RECEPTION ROOMS
- LARGE DETACHED DOUBLE GARAGE
- FREEHOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND E

Tel: 01706 390 500

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Hunters Estate Agents are truly thrilled to offer to the market this impressive and substantial stone-built, double-fronted family home, tucked away on a quiet no-through road in the heart of the highly sought-after village of Wardle. Having been owned by the same family for an incredible 53 years, this wonderful property is full of charm, character and original features, including high ceilings, deep skirting boards and attractive coving.

The property is entered via a welcoming entrance hall with high ceilings, leading to an impressive range of reception rooms, including a spacious lounge, separate sitting room and dining room. There is a well-proportioned kitchen, large utility room and access to cellar rooms, providing excellent additional storage. To the first floor is a spacious landing leading to five bedrooms, four of which are generous double bedrooms, together with the family bathroom. The second floor provides two further attic rooms, offering excellent versatility and potential.

Externally, there are gardens to the front, side and rear, together with a large detached double garage. A particular feature is the additional plot of land directly opposite the property, which is included within the sale. This offers excellent potential, whether enjoyed as additional outdoor space or potentially explored for development, subject to the necessary planning permissions.

Located in the heart of Wardle village, the property is conveniently placed for local shops, amenities, primary and secondary schools, transport links and beautiful surrounding countryside.

The property is freehold and is offered for sale with NO ONWARD CHAIN.

A rare opportunity to purchase a substantial and characterful home with extensive accommodation, generous outdoor space and exciting potential. Having been a pleasure to value, we are delighted to bring this much-loved family home to the market.

Conservatory Front Porch

7'7" x 10' (2.31m x 3.06m)

A charming conservatory entrance porch enjoys a lovely outlook over the front garden and land opposite. It is bright and inviting, with large windows on three sides and a glass roof, making it an ideal space for enjoying natural light whilst being sheltered.

Hallway

This welcoming hallway features classic high ceilings with cornicing and decorative corbels. It provides access to several rooms and the staircase, setting a grand yet homely tone for the rest of the house.

Living Room

17'3" x 16' (5.25m x 4.88m)

The living room is a spacious and bright area with a large bay window that floods the room with natural light. It offers plush carpeting and neutral walls, creating a cosy atmosphere around a stone fireplace. This room is perfect for relaxing or entertaining guests.

Sitting Room

15'11" x 15'2" (4.85m x 4.63m)

A beautifully presented and generously proportioned sitting room, featuring a charming bay window overlooking the front garden and allowing an abundance of natural light to fill the room. The room retains a wealth of character, including an attractive feature fireplace with timber and tiled surround, complemented by elegant coving and ceiling detailing. The generous layout provides ample space for comfortable seating and entertaining, with a warm and inviting atmosphere throughout.

Dining Room

15'3" x 14'2" (4.66m x 4.32m)

The dining room presents a traditional space with high ceilings and a large window, allowing plenty of daylight to brighten the room. It features a patterned carpet and neutral walls, with ample space for a dining table and chairs, making it ideal for family meals and entertaining.

Kitchen

15'3" x 6'9" (4.66m x 2.07m)

A practical galley-style kitchen fitted with cream cabinetry and contrasting green worktops, providing a good range of storage and preparation space. The kitchen benefits from an integrated oven and hob, tiled walls and a door providing access to the outside. The kitchen is positioned adjacent to a large utility room/scullery, offering excellent potential to create a larger, more open-plan kitchen and living space, subject to any necessary planning permissions and building regulations. This provides an exciting opportunity for a purchaser to reconfigure and modernise the space to suit their individual requirements.

Utility Scullery Room

15'3" x 15'11" (4.66m x 4.86m)

The utility room is a large, practical space with high ceilings and abundant white cabinetry providing excellent storage. There is space for a washing machine and additional kitchen appliances. The room benefits from a window to the rear garden and a door which leads into the tool shed and potting shed.

Cellar

6'7" x 21'3" (2.01m x 6.47m)

The cellar is a useful basement space with concrete floors and whitewashed stone walls, accessed by wooden stairs via the dining room. It offers potential for storage or additional uses, extending beneath the property.

Basement Room

20'4" x 16' (6.21m x 4.88m)

A secondary cellar or basement room with concrete floors and walls, currently arranged with a central table, offering flexible space for storage or hobbies.

First Floor Landing

A spacious and characterful landing area with an attractive arched opening and decorative ceiling detailing, creating an impressive entrance to the first-floor accommodation. The landing benefits from plenty of natural light from the side-facing window and provides access to the surrounding rooms. Traditional features, including ornate coving and architraves, complement the generous proportions and add to the character of the property.

Bathroom

12'6" x 6'1" (3.80m x 1.85m)

The main bathroom features a traditional white suite with a bathtub, basin, and toilet, set against a backdrop of cream tiles. A frosted window allows natural light while maintaining privacy.

En-Suite Shower Room

15'3" x 3'12" (4.66m x 1.21m)

The shower room is fully tiled with white tiles accented by a decorative trim. It includes a shower cubicle, basin, and toilet, keeping the space light and bright with a frosted window providing privacy and natural light.

Bedroom 1

16'10" x 16' (5.12m x 4.88m)

This generous bedroom features built-in wardrobes providing extensive storage, a large window that fills the room with daylight, and a soft carpet underfoot. The pale walls and ceiling with cornicing create a calm and restful ambience.

Bedroom 2

15'3" x 13'7" (4.66m x 4.14m)

A further sizeable bedroom offers built-in wardrobes, a window overlooking the garden, and a neutral carpet. It has a peaceful atmosphere with neutral walls and classic ceiling details.

Bedroom 3

13'3" x 13'7" (4.04m x 4.14m)

This third double bedroom is bright and comfortable, featuring a large window with a pleasant garden view and simple, neutral décor with carpeted flooring, providing a restful space.

Bedroom 4

13'3" x 7'3" (4.04m x 2.22m)

A bright and airy bedroom with a large window and neutral décor, offering a versatile space that could also be used as a study or guest room.

Bedroom 5

12'6" x 12'11" (3.80m x 3.94m)

This room is currently used as a home office with fitted storage cupboards, and a window that overlooks the rear garden. However is an ideal double bedroom.

Rear Garden

The garden to the rear features a well-maintained lawn bordered by mature hedges and shrubs, with a paved patio area ideal for outdoor seating. It provides a private and tranquil outdoor space that extends around the property.

Front Exterior

The exterior of this attractive stone-built property offers a traditional double fronted stone façade with large windows and a well-kept lawned front garden with mature planting lines the borders, creating a charming and inviting look.

Garage and Greenhouse

The property benefits from a separate double garage and greenhouse to the rear. The garage is a substantial structure with a double door, offering ample space for parking and storage. Adjacent is a greenhouse, perfect for gardening enthusiasts.

Additional Land

A particularly exciting feature of this property is the substantial parcel of land situated directly opposite, which is included within the sale. Subject to the necessary planning permissions and consents, there may be potential for residential development, making this an especially attractive proposition for developers, investors or purchasers looking for a property with further potential.

Alternatively, the land could simply be enjoyed as a fantastic additional outdoor space, providing an abundance of room for families, children and outdoor enthusiasts. It offers considerable scope for recreational use, gardening, entertaining or creating a private green space away from the main property.

Two Attic Rooms

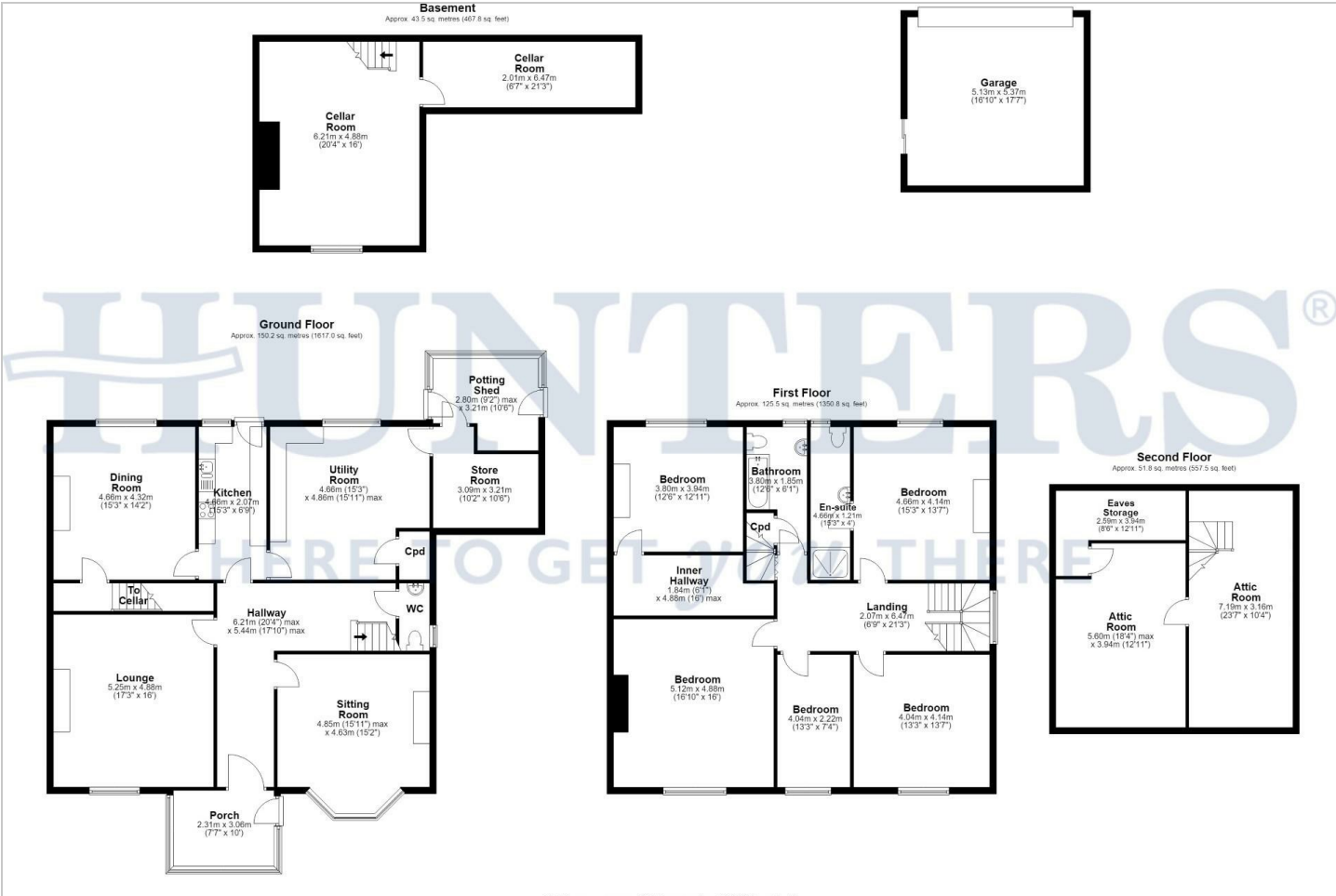
Fantastic additional Second floor space, ideal for storage, hobby rooms, or potential to convert. 3.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND E

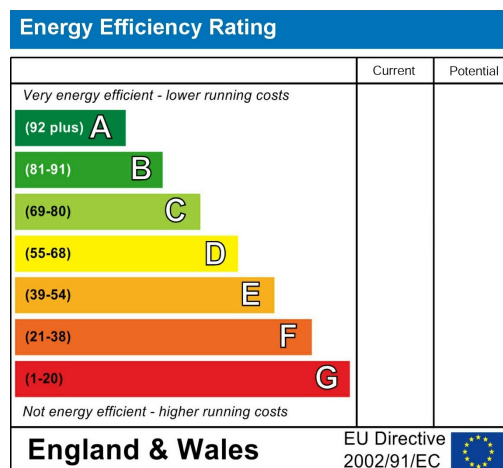
Floorplan







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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