

# HUNTERS®

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## Thimble Close

Rochdale, OL12 9QP

Offers In Excess Of £130,000



- TWO BEDROOM SEMI-DETACHED
- IN NEED OF MODERNISATION
- POPULAR WARDLE LOCATION
- COUNCIL TAX BAND B
- LEASEHOLD

- CUL-DE-SAC LOCATION
- DRIVEWAY & FRONT AND REAR GARDENS
- SOLD WITH NO CHAIN
- EPC RATING E

Tel: 01706 390 500

# Thimble Close

Rochdale, OL12 9QP

Offers In Excess Of £130,000



Tucked away on a quiet cul-de-sac just off Birch Road in this popular area of Wardle, this two-bedroom semi-detached property offers an excellent opportunity for buyers looking for a home they can modernise and make their own. In need of updating throughout, the property offers great potential to create a fantastic home in a well-established residential location.

The accommodation comprises, lounge, kitchen, two bedrooms and a bathroom. Outside, there is a driveway providing off-road parking together with gardens to both the front and rear.

The property is ideally located for local shops, bus links and amenities, with Smithy Bridge train station nearby providing connections towards Manchester and Leeds. Littleborough and Rochdale are also within easy reach, making this a convenient location for commuters and families alike.

Sold with NO CHAIN, this property would make an ideal first home for buyers looking for a project, or an attractive option for investors seeking a property with scope to add value.

### Lounge

15'7" x 12'9" (4.75m x 3.89m)

The lounge offers a bright and inviting space with a large window allowing natural light to fill the room.

### Kitchen

8'5" x 12'9" (2.58m x 3.89m)

This kitchen offers great potential to create a lovely space, with a window looking out over the rear garden and a useful external side door. There is also a useful storage cupboard.

### Bedroom 1

8'5" x 12'9" (2.58m x 3.89m)

Accessed from the landing, the first bedroom benefits from fitted wardrobes providing convenient storage. A large window allows plenty of natural light and offers views towards the front of the property.

### Bedroom 2

6'11" x 12'9" (2.10m x 3.89m)

The second bedroom is a versatile space with a large window enjoying views to the rear garden.

### Bathroom

5' x 9' (1.52m x 2.74m)

The bathroom is fitted with a classic suite including a bath, wash basin and WC. Tiled walls and floors make it easy to keep clean and the frosted window provides natural light while maintaining privacy.

### External

A good-sized enclosed rear garden, featuring a paved patio area, mature shrubs and established hedging, creating a private outdoor space with plenty of scope for further improvement and landscaping. To the front, there is a well-maintained lawned garden with established planting, while the driveway provides ample off-road parking and leads alongside the property to the rear garden.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 948

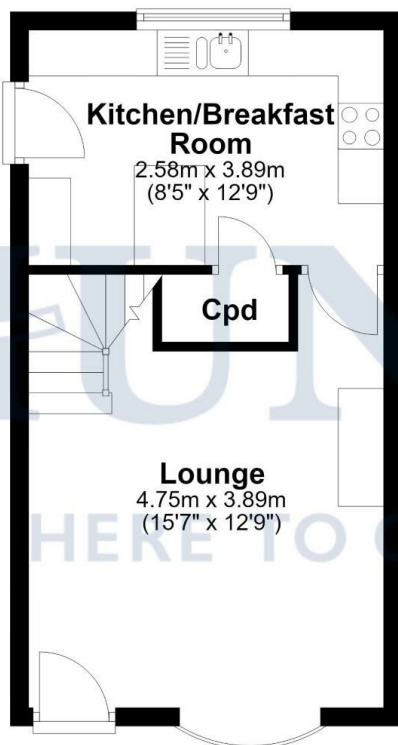
Leasehold Ground Rent Amount: £15.00

Council Tax Banding; ROCHDALE COUNCIL  
BAND B

## Floorplan

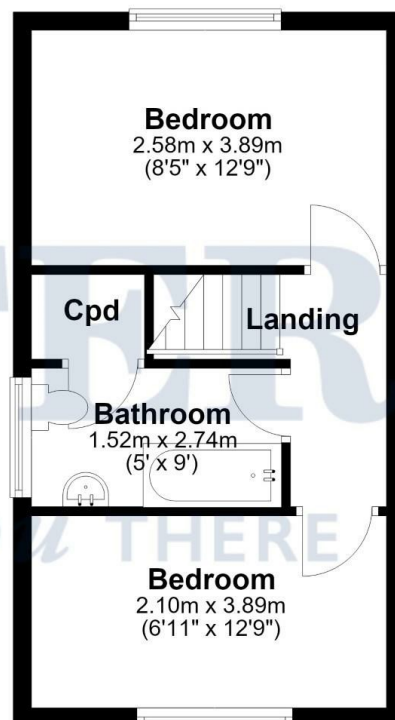
### Ground Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



### First Floor

Approx. 28.9 sq. metres (311.0 sq. feet)



**Total area: approx. 57.9 sq. metres (623.4 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.

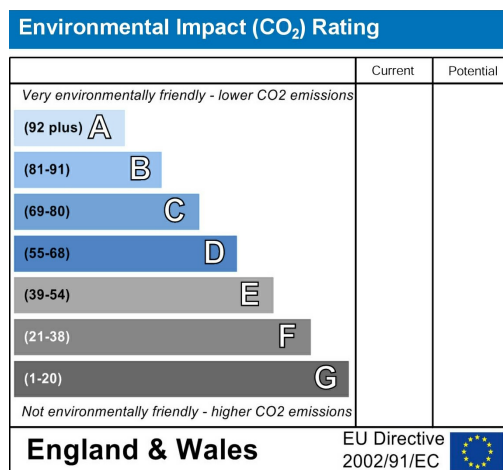
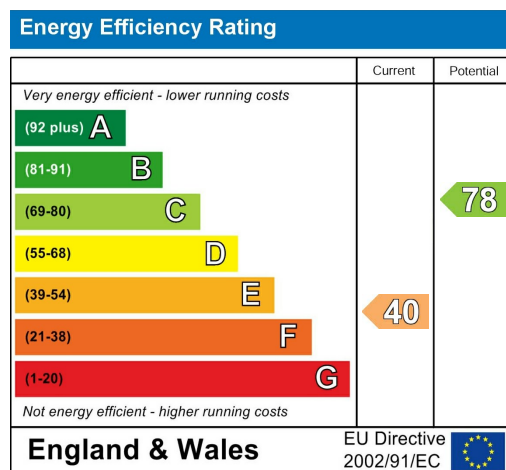
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







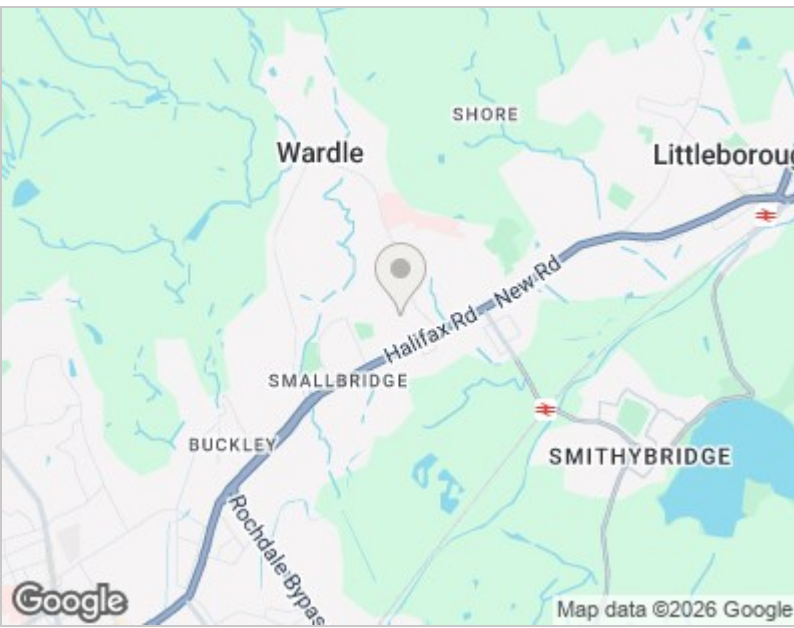
## Energy Efficiency Graph



## 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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