



Oakhurst Drive

Wardle, OL12 9SY

£269,950



- MODERN END TOWNHOUSE
- TWO BATHROOMS PLUS GROUND FLOOR WC
- GARDENS TO FRONT AND REAR
- SITUATED ON THE HIGHLY POPULAR BIRCH HILL DEVELOPMENT
- EPC RATING B
- THREE BEDROOMS
- GROUND FLOOR STUDY
- GARAGE AND PARKING
- COUNCIL TAX BAND C
- FREEHOLD (with service charge)

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A fantastic opportunity has arisen to purchase this beautifully presented modern three-storey end townhouse, offering spacious and versatile accommodation that is perfect for growing families or those seeking flexible living space.

Situated on the highly sought-after Birch Hill development in Wardle, the property enjoys a convenient location close to excellent local primary and secondary schools, everyday amenities, and transport links. Beautiful countryside walks are right on the doorstep, with Watergrove Reservoir just a short distance away, offering the perfect balance of modern convenience and outdoor living.

The accommodation briefly comprises an entrance hallway, a useful ground floor study ideal for those working from home, a downstairs WC, and a modern dining kitchen with ample space for family meals and entertaining.

To the first floor is a bright and spacious lounge, creating a wonderful space to relax, together with a generous double bedroom benefiting from its own en-suite shower room.

The second floor offers two further well-proportioned double bedrooms and a contemporary family bathroom, providing comfortable accommodation for the whole family.

Externally, the property benefits from attractive gardens to both the front and rear, offering pleasant outdoor spaces to enjoy throughout the year. A detached garage provides secure parking or additional storage.

Offering well-planned accommodation over three floors in one of Wardle's most popular residential developments, this superb home is certain to appeal to a wide range of buyers. Early viewing is highly recommended.

Hallway

The hallway offers a welcoming entrance with light walls and wood flooring. With access to all ground floor rooms and stairs leading to the first floor.

Study

9'9" x 8'9" (2.97m x 2.66m)

A versatile study space with a window that allows natural light to brighten the room, which is furnished with a sofa and desk area, making it ideal for working from home or as a quiet retreat.

Dining Kitchen

12'9" x 13' (3.88m x 3.97m)

The dining kitchen is light and contemporary, featuring cream cabinetry with wooden effect work surfaces and integrated appliances, including fridge freezer, dishwasher and washing machine. The wood-effect flooring complements the space, while French patio doors open out into the garden, filling the room with natural light and providing easy outdoor access. The dining kitchen offers space for a large dining room table, perfect for family meals or entertaining.

WC

3'9" x 4'11" (1.15m x 1.50m)

The ground floor cloakroom is neatly designed with a white suite including a low level WC and a compact basin.

Lounge

9'9" x 13' (2.97m x 3.97m)

The lounge on the first floor is a bright and comfortable room featuring neutral carpeting and walls, with French doors that open onto a Juliet balcony, allowing light to flood in and offering views out to the garden. The room is spacious enough for a large sofa and media centre, creating a relaxing area to unwind.

Bedroom 1

9'3" x 13' (2.82m x 3.97m)

This bedroom on the first floor offers a cosy space with neutral decor and carpeting. It benefits from an en-suite shower room, creating a private and convenient area. The bedroom window looks out over the garden, bringing in natural light.

Landing 2nd Floor

10'1" x 6'11" (3.07m x 2.11m)

The second-floor landing provides access to the bedrooms and bathroom, with light carpeting and

bright white walls maintaining a fresh and airy feel throughout.

Bedroom 2

10'8" x 13' (3.25m x 3.97m)

On the second floor, this bedroom is well-proportioned double bedroom with neutral tones and light carpeting. Windows to the front provide plenty of daylight, making the room feel spacious and inviting.

Bedroom 3

9'3" x 13' (2.82m x 3.97m)

A further bedroom on the second floor, this room is tastefully decorated with soft neutral carpeting and light wall tones. With two windows that create a bright atmosphere and ample space for bedroom furniture.

Bathroom

6' x 5'9" (1.83m x 1.75m)

The bathroom is fitted with a white suite including a bath with overhead shower, a low level WC, and pedestal wash basin. The walls around the bath are tiled in a neutral tone, complementing the overall fresh and clean look of the room.

Rear Garden

The rear garden is a well-maintained and inviting outdoor space, featuring a mix of artificial lawn and patio areas. A raised decking section provides a dedicated seating area, perfect for relaxing or entertaining. The garden is fully enclosed with fencing for privacy and enjoys views towards a nearby park area.

Garage and Parking

17'8" x 8' (5.38m x 2.44m)

A single garage can be located to the rear of the property with a private driveway parking space to the front.

Material Information - Littleborough

Tenure Type; FREEHOLD

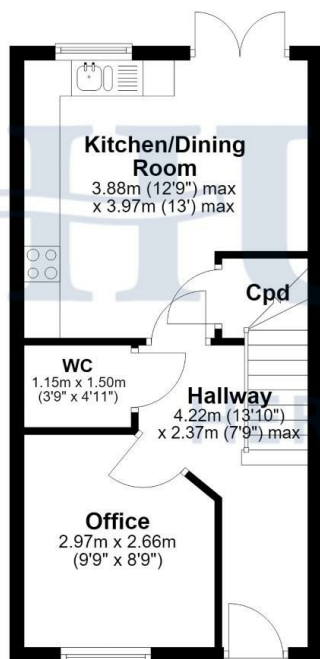
Annual Service Charge: £200.00

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

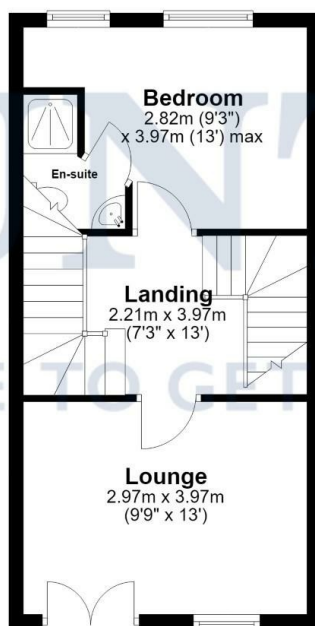
Ground Floor

Approx. 32.5 sq. metres (350.1 sq. feet)



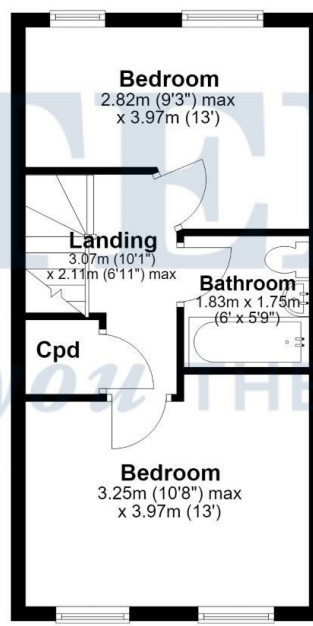
First Floor

Approx. 32.5 sq. metres (350.1 sq. feet)



Second Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



Outbuilding

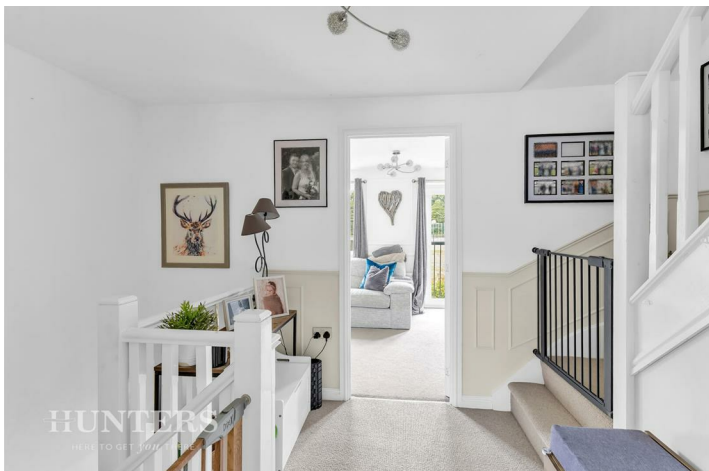
Approx. 13.1 sq. metres (141.3 sq. feet)



Total area: approx. 110.3 sq. metres (1187.1 sq. feet)

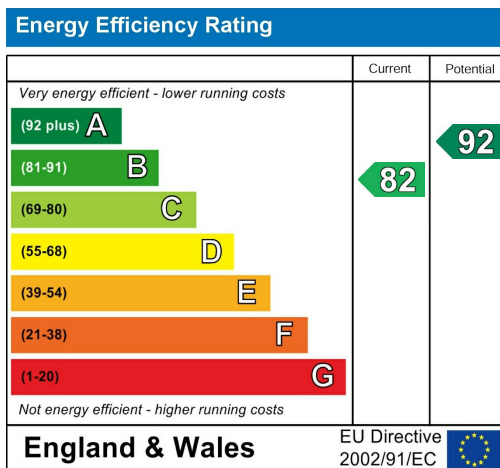
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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