

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Elm Grove

Wardle, Rochdale, OL12 9LF

£199,950



- BEAUTIFULLY PRESENTED SEMI-DETACHED HOME
- CUL-DE-SAC POSITION IN THE HEART OF WARDLE
- DETACHED GARAGE AND DRIVEWAY PARKING
- NO ONWARD CHAIN
- EPC RATING C
- TWO DOUBLE BEDROOMS
- GENEROUS GARDENS TO THE REAR
- OPEN COUNTRYSIDE VIEWS
- COUNCIL TAX BAND A
- FREEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are delighted to offer for sale this beautifully presented two bedroom semi-detached property, located in the heart of Wardle on a cul-de-sac.

The property is ideally situated within the catchment for Wardle Academy High School and local primary schools, close to local amenities including shops and transport links to neighbouring towns. Surrounded by beautiful countryside with Watergrove Reservoir nearby, the property also enjoys rear open countryside views.

Internally, the property briefly comprises of an entrance area, light and airy lounge, dining kitchen, two double bedrooms and a three-piece bathroom suite.

Externally, the property offers a detached single garage, private driveway parking and an enclosed rear garden, perfect for family use.

An ideal home for a range of buyers. Early viewing is highly recommended.

### Entrance area

This welcoming entrance area offers a useful space to store shoes and hang coats, and provides access to the lounge and stairs leading to the first floor.

### Lounge

11'11" x 13'11" (3.62m x 4.25m)

The lounge offers a bright and comfortable setting with a large window overlooking the front with a traditional-style fireplace with a wooden surround as a focal point.

### Kitchen Diner

9'4" x 17'1" (2.84m x 5.20m)

The dining kitchen is a bright and airy space with a range of modern wall and base units, integrated appliances including an oven, hob, dishwasher, microwave and fridge freezer. The dining area comfortably fits a table and chairs and benefits from natural light through a side window and French doors that open out onto a raised patio, leading down to the garden. There is also a useful storage cupboard, ideal for additional storage needs.

### Landing

The landing at the top of the stairs leads to the bedrooms and bathroom, with a window providing natural light at the side of the property.

### Bedroom 1

12' x 13'11" (3.65m x 4.25m)

A spacious double bedroom, benefitting from plenty of natural light from the front-facing window and a useful built in storage cupboard. The room offers space for additional bedroom furniture.

### Bedroom 2

8'9" x 10'6" (2.67m x 3.20m)

A second double bedroom, with a window overlooking the rear garden and countryside beyond.

### Bathroom

5'10" x 6'3" (1.79m x 1.90m)

The bathroom is fitted with a modern white suite comprising a bath with a shower over, a pedestal basin, and a low level WC. The walls tiled, with a frosted window providing privacy and natural light.

### Rear Garden

The rear garden extends to a generous length with a paved patio area accessed from the kitchen French doors. Steps lead down to a beautifully maintained lawn bordered by mature shrubs and fencing for privacy. The garden benefits from far-reaching countryside views, creating a relaxing outdoor space ideal for gardening or entertaining.

### Garage and parking

The front exterior of the property features a paved driveway providing off-street parking and the garage is positioned to the side, offering convenient storage or parking space.

### Material Information - Littleborough

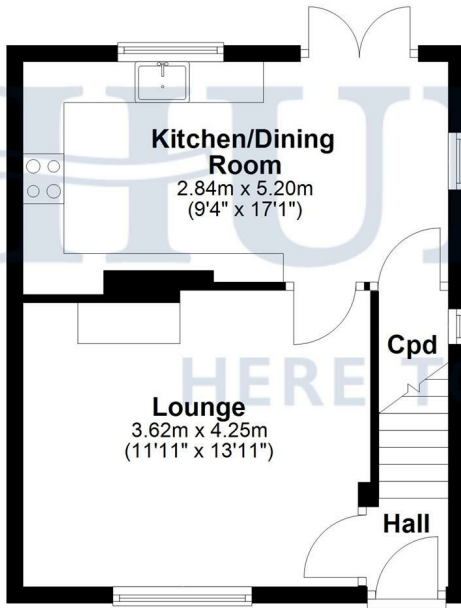
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND A

# Floorplan

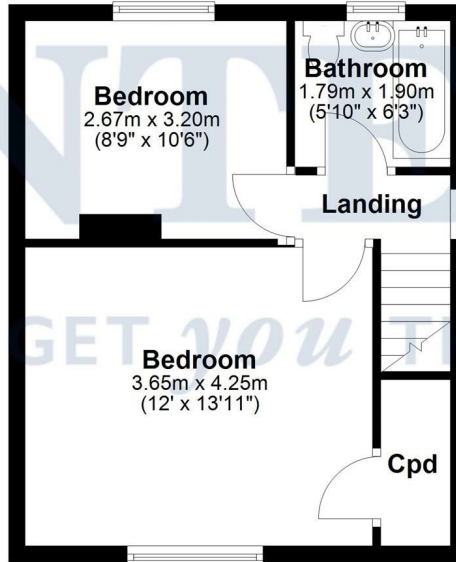
## Ground Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



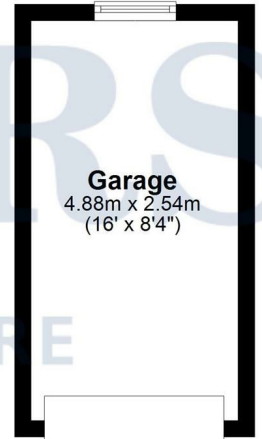
## First Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



## Outbuilding

Approx. 12.4 sq. metres (133.6 sq. feet)



Total area: approx. 79.1 sq. metres (851.9 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.

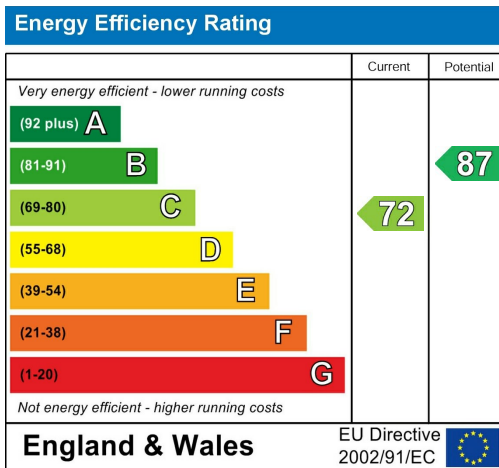
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## 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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