

# HUNTERS<sup>®</sup>

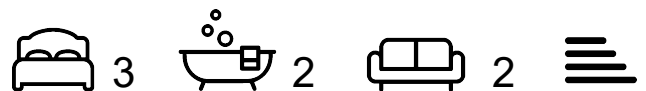
HERE TO GET *you* THERE



## Joseph Lister Drive

Wardle, Rochdale, OL12 9PT

Asking Price £290,000



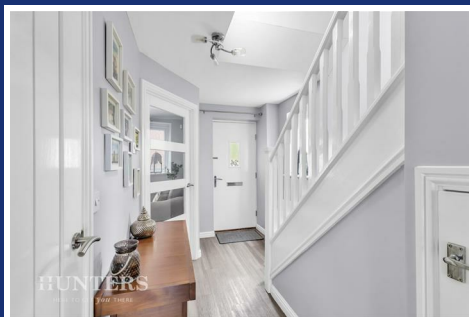
- EXTENDED MODERN DETACHED PROPERTY
- SEPARATE LOUNGE
- THREE BEDROOMS
- DRIVEWAY AND GARAGE
- COUNCIL TAX BAND D
- FABULOUS OPEN PLAN KITCHEN LIVING DINER
- TWO BATHROOMS PLUS DOWNSTAIRS WC
- ENCLOSED GARDEN TO REAR
- FREEHOLD (with service charge)
- EPC RATING TBC

Tel: 01706 390 500

# Joseph Lister Drive

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Asking Price £290,000



Situated within the popular Birch Hill development, close to both primary and high schools, this modern extended detached home offers stylish and spacious living throughout. The accommodation briefly comprises: welcoming entrance hallway, guest WC, comfortable lounge, and a contemporary dining kitchen which opens into an impressive rear extension, creating a substantial additional living space. To the first floor are three generously sized bedrooms, including a master with en-suite, and a three piece family bathroom.

Externally, the property is enhanced to the front with an attractive imprinted concrete driveway providing ample off-road parking to the front and side, leading to a single detached garage. The rear is south facing and fully enclosed, currently fitted with decking for outdoor seating and a lawn area.

A viewing comes highly recommended to fully appreciate this home.

### Entrance Hall

13'1" x 6'10" (4.00 x 2.10)

This bright and welcoming entrance hall features Kardean flooring and a modern grey carpeted staircase with white balustrades leading to the first floor, with useful understairs storage. Natural light flows through, enhancing the airy feel. The hallway offers access to the kitchen and other ground floor rooms, setting a warm and inviting tone for the home.

### Downstairs WC

The downstairs WC is fitted with a low-level WC and a pedestal wash hand basin, offering a practical and convenient facility on the ground floor. The space is finished in a clean, neutral style, making it both functional and easy to maintain.

### Lounge

12'9" x 12'2" (3.91 x 3.71)

The lounge is light and airy, tastefully decorated in neutral tones, and features a large front aspect window that fills the room with natural light, creating a warm and inviting atmosphere.

### Open Plan Living Kitchen Diner

19'7" x 17'10" (5.98 x 5.45)

This impressive open-plan kitchen and dining area serves as the heart of the home, combining style and practicality in equal measure. Fitted with sleek white units, warm wood-effect worktops and a built in oven with a gas hob, with further space for a dish washer and fridge freezer. Expansive floor-to-ceiling bi-fold doors invite an abundance of natural light, seamlessly connecting the indoors with the garden and creating a perfect setting for both relaxed family living and entertaining guests. The neutral tiled flooring enhances the bright, airy feel, while the generous layout provides plenty of room for dining, socialising, and enjoying time together—making it a true centrepiece of the property.

### Utility Room

7'3" x 5'6" (2.22 x 1.70)

Practical and well-equipped utility area with space and plumbing for a washing machine and tumble dryer under a sleek wood effect countertop. The room also houses the boiler and offers ample workspace for household tasks. Bright and functional, with easy access to the side door.

### Landing

12'2" x 6'9" (3.71 x 2.07)

The landing features a side aspect window that allows natural light to brighten the space, it also benefits from loft access and provides entry to all first-floor rooms.

### Bedroom 1

12'9" x 10'10" (3.91 x 3.32)

Beautifully presented double bedroom with a front aspect window. It offers a comfortable and stylish space, complemented by the convenience of a private door leading to the en-suite.

### En-Suite

5'11" x 5'10" (1.81 x 1.80)

White three-piece suite featuring a WC, a wash hand basin, and shower unit. Brightened by a front-facing window that provides natural light and ventilation, ensuring a fresh and airy atmosphere.

### Bedroom 2

9'8" x 9'4" (2.95 x 2.87)

Well-proportioned double bedroom featuring a rear aspect window that overlooks the garden.

### Bedroom 3

9'8" x 8'1" (2.95 x 2.48)

Single bedroom with a rear aspect window.

### Family Bathroom

6'9" x 5'4" (2.07 x 1.64)

Three-piece suite with part-tiled walls, comprising a bath, WC, and wash hand basin. A side window offers natural light and ventilation, creating a bright and airy space.

### Garage & Drive

18'9" x 9'2" (garage) (5.73 x 2.81 (garage))

The property is enhanced to the front with an attractive imprinted concrete driveway providing ample off-road parking to the front and side, leading to a single detached garage.

### Gardens

Externally, the property is enhanced to the front with an attractive imprinted concrete driveway providing extra parking. The rear is south facing and fully enclosed, currently fitted with decking for outdoor seating and a lawn area.

### Material Information - Littleborough

Tenure Type; FREEHOLD (with service charge)

Annual Service Charge Amount £200pa

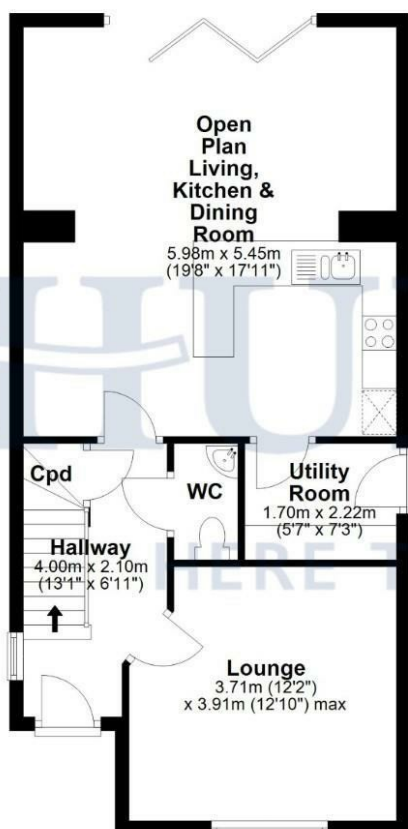
Council Tax Banding; ROCHDALE COUNCIL BAND D



# Floorplan

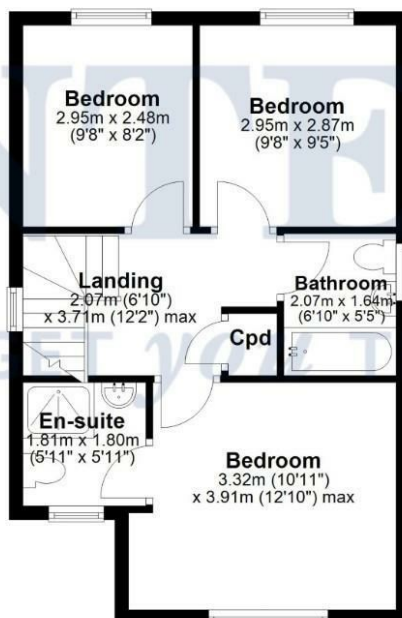
## Ground Floor

Approx. 60.9 sq. metres (655.8 sq. feet)



## First Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



## Outbuilding

Approx. 16.1 sq. metres (173.2 sq. feet)



Total area: approx. 121.3 sq. metres (1305.4 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.

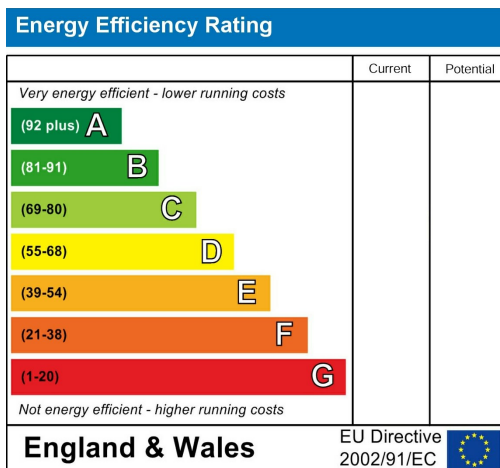








## Energy Efficiency Graph



## 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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