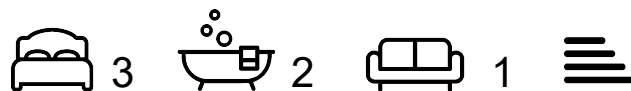




## Union Road

Wardle, OL12 9QA

£275,000



- BEAUTIFULLY PRESENTED SEMI-DETACHED HOME
- THREE DOUBLE BEDROOMS
- MASTER SUITE WITH EN-SUITE SHOWER ROOM
- FREEHOLD
- EPC RATING TBC
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- MODERN KITCHEN & DOWNSTAIRS WC
- LANDSCAPED GARDEN, DRIVEWAY & GARAGE
- COUNCIL TAX BAND C

# Union Road

Wardle, OL12 9QA

£275,000



Situated within the ever-popular Birch Hill development, this attractive three-bedroom semi-detached home offers stylish accommodation arranged over three floors, making it an excellent choice for growing families and those seeking convenient commuter links. The property enjoys a pleasant position on the edge of the development and is within easy reach of well-regarded schools, local amenities and transport connections.

The accommodation begins with an entrance porch leading into a welcoming lounge, enhanced by a contemporary media wall which creates an impressive focal point. To the rear, the modern kitchen provides a wonderful space to cook and enjoy with direct access to the garden, whilst a useful ground floor WC completes the layout.

The first floor hosts two generous double bedrooms served by a modern family bathroom. Occupying the second floor is the master bedroom suite, offering excellent privacy along with the benefit of an en-suite shower room.

Outside, the property enjoys a beautifully landscaped and enclosed rear garden, providing an ideal setting for relaxing and entertaining. A driveway and garage offer valuable off-road parking and storage.

The location is particularly convenient for commuters, with Smithy Bridge and Littleborough railway stations both within easy reach, providing regular services to Manchester and Leeds. Excellent road and bus links further enhance accessibility to surrounding towns and villages, while nearby schools make this a highly desirable place to call home.

### Lounge

14'9" x 12' max (4.50m x 3.66m)

This inviting lounge benefits from a spacious layout that comfortably accommodates a large corner sofa and a dining table, creating a relaxed yet functional living and dining area. Natural light fills the space through a front-facing window, complemented by neutral walls and wood-effect flooring that add to the room's bright and airy atmosphere. Built-in shelving and a media unit provide practical storage while adding character to the room.

### Inner Hallway

5'1" x 7'7" (1.54m x 2.31m)

The ground floor inner hallway offers a neat transitional space with neutral décor and leads to the kitchen/dining room and WC, helping to create a practical layout.

### WC

5'1" x 4'1" (1.54m x 1.25m)

The ground floor WC is compact yet functional, featuring a white toilet and a small wash basin, finished with light-coloured walls and wood-effect flooring for easy maintenance.

### Kitchen/Dining Room

9' max x 12' (2.74m x 3.66m)

The kitchen is well-proportioned and fitted with sleek white cabinets and dark work surfaces, offering ample storage and preparation space. Integrated appliances include a combination microwave oven, second oven and a gas hob with extractor hood. Large windows and double doors fitted with shutters provide plenty of daylight and access to the garden. The flooring is practical and easy to maintain, complementing the clean, contemporary finish of this bright and airy room.

### Landing

10'11" x 6'4" (3.34m x 1.94m)

The landing on the first floor is a bright space, painted in neutral tones and carpeted for comfort. It links two bedrooms and the family bathroom, creating a light and airy circulation area, with further stairs to the master suite.

### Bedroom 2

8'10" max x 12' (2.69m x 3.66m)

This bedroom on the first floor benefits from two windows providing ample natural light, neutral décor and carpeted flooring. It is spacious enough to easily accommodate a double bed and additional furniture such as a desk or dresser, making it a versatile room for rest or work.

### Bedroom 3

7'11" x 12' (2.41m x 3.66m)

Another well-sized bedroom on the first floor, this room features a double window that brightens the space and neutral carpeting. It offers ample space for a double bed and bedside tables, with further room for storage furniture or a study area.

### Bathroom

7'4" x 5'4" (2.22m x 1.62m)

The family bathroom on the first floor is fitted with a white suite comprising a bath with a shower over, a pedestal sink and a toilet. Walls are tiled halfway for a clean and fresh look, with a window providing natural light and ventilation. The neutral décor enhances the bright, airy feel of this practical bathroom.

### Landing (Second Floor)

The landing on the second floor is carpeted and painted in light tones, providing access to the bedroom and en-suite shower room. A cupboard offers useful storage, making this a practical and welcoming space.

### Bedroom 1

13'4" max x 8'5" (4.07m x 2.56m)

The top-floor bedroom is bright and welcoming, featuring a dormer window and a skylight that flood the room with natural light. It is spacious enough for a double bed and bedside furniture, with neutral walls and carpeted flooring creating a cosy atmosphere. This bedroom benefits from an en-suite shower room, adding convenience and privacy.

### En-suite Shower Room

6' max x 11'2" (1.83m x 3.41m)

The en-suite shower room features a modern shower cubicle with glass doors, a pedestal wash basin and a toilet. A skylight window provides natural light, enhancing the fresh and airy feel of the room, which is finished with light-coloured walls and neutral flooring.

### Rear Garden

The rear garden showcases a well-maintained and thoughtfully designed space with an attractive curved path bordered by an artificial lawn and mature planting beds. A paved patio area provides an ideal spot for outdoor dining or relaxing, and a hanging chair adds a touch of comfort and style. The garden is enclosed for privacy and also features a brick-built garage accessible from the garden.

### Garage

17'8" x 8'10" (5.39m x 2.70m)

The garage is spacious and practical. It features a front up and over door, providing convenient access, and a pitched roof with brick walls matching the main property.

### Material Information - Littleborough

Tenure Type; FREEHOLD

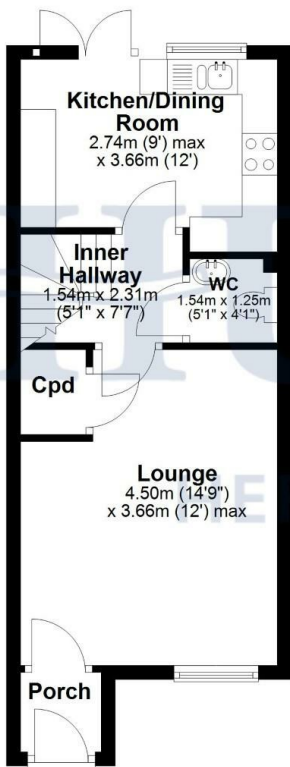
Annual Service Charge Amount £146.00

Council Tax Banding; ROCHDALE COUNCIL BAND

# Floorplan

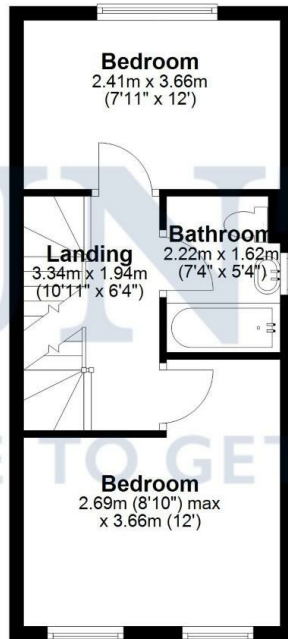
## Ground Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



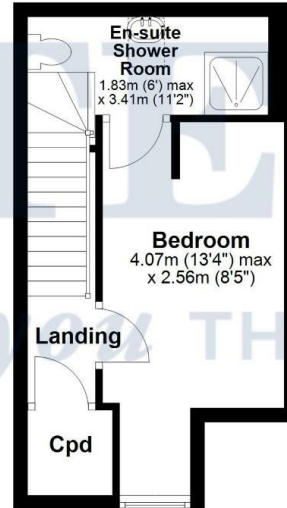
## First Floor

Approx. 31.3 sq. metres (337.0 sq. feet)



## Second Floor

Approx. 23.3 sq. metres (250.5 sq. feet)



## Outbuilding

Approx. 14.5 sq. metres (156.4 sq. feet)



Total area: approx. 102.5 sq. metres (1103.4 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.

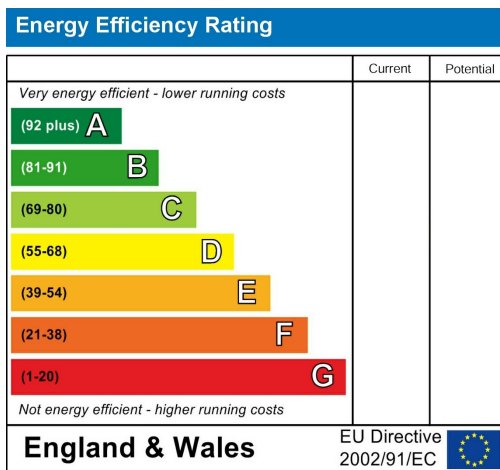
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







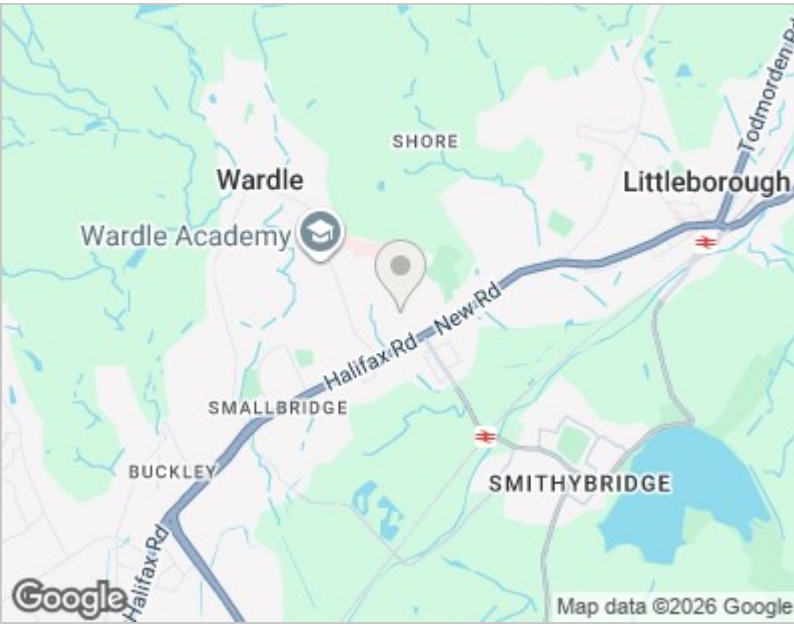
## Energy Efficiency Graph



## 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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