



Woolfenden Way

Rochdale, OL12 9SS

£340,000



- BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOME
- SPACIOUS LOUNGE & KITCHEN DINER
- DOWNSTAIRS WC & FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND D
- SOUGHT AFTER BIRCH HILL DEVELOPMENT
- MASTER BEDROOM WITH ENSUITE
- DRIVEWAY PARKING
- EPC RATING
- FREEHOLD

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Hunters Estate Agents have the pleasure in offering to the market this beautifully presented three-bedroom detached family home, situated on the highly sought-after Birch Hill development.

Finished to a high standard throughout, the property offers light, bright and spacious accommodation, ideal for modern family living and ready to move straight into and enjoy.

Conveniently positioned for well-regarded local primary and high schools, the home is also within easy reach of Smithy Bridge railway station, providing excellent commuter links. The charming village of Wardle is close by, with Watergrove Reservoir on your doorstep — perfect for those who enjoy the outdoors, walking and cycling.

Internally, the accommodation briefly comprises a welcoming entrance hall, downstairs WC, a comfortable lounge and a spacious kitchen diner to the ground floor, creating a superb space for both everyday living and entertaining.

To the first floor are three beautifully presented bedrooms, including a generous master bedroom with ensuite shower room, together with a modern family bathroom.

Externally, the property benefits from off-street parking and an enclosed rear garden, providing a private and secure outdoor space.

A fantastic opportunity to acquire a stylish, turnkey family home in a desirable and convenient location.

Hallway

12'7" x 8' (3.84m x 2.44m)

A welcoming hallway featuring wood-effect flooring and neutral walls. The staircase leads to the first floor, and there are doors leading to the lounge, kitchen & dining room, and a downstairs WC.

Lounge

15'8" x 11'6" (4.76m x 3.50m)

A spacious lounge with is well-lit by a large window to the front, neutrally decotared, creating a cosy yet functional living area.

Kitchen & Dining Room

14'6" x 18'8" (4.41m x 5.69m)

A bright and airy dining kitchen with wooden-effect flooring and a modern, clean design. The kitchen is fitted with a range of wall and base units, integrated appliances including an oven, microwave, dishwasher, fridge freezer, washing machine and a central island with breakfast bar seating. The dining area comfortably accommodates a table and chairs, and French doors lead out to the garden, filling the space with natural light and offering garden views.

WC

A downstairs WC featuring a compact corner wash basin and a low level WC.

Landing

9'5" x 9'8" (2.86m x 2.95m)

Providing access to all bedrooms, the bathroom, and has a window allowing natural light to brighten the space. With a useful built in storage cupboard.

Bedroom 1

12'1" x 11'5" (3.69m x 3.47m)

A large master bedroom located to the front of the property, a spacious double bedroom with ample space for additional furniture and built-in wardrobes with sliding doors. The room benefits from natural light through the front-facing window and access to an en-suite shower room.

En-suite

4'1" x 8'3" (1.25m x 2.52m)

The modern en-suite shower room comprises of a wall-mounted sink, low level WC, and a fully tiled

shower cubicle with a glass door. A window provides natural light and ventilation.

Bedroom 2

10'6" x 10'11" (3.21m x 3.32m)

A well-proportioned second double bedroom, with a window to the rear of the property enjoying pleasant views of the garden.

Bedroom 3

11'8" x 7'5" (3.55m x 2.27m)

A third bedroom, located to the rear of the property enjoying views of the garden. An ideal single bedroom of childs room.

Bathroom

8'7" x 6'11" (2.61m x 2.12m)

A family bathroom with modern fittings including a bath with overhead shower, a pedestal sink, and a low level WC. Neutrally tiled with a window providing natural light.

Rear Garden

A generous rear garden featuring a lawn bordered by mature shrubs. There is a paved patio area, and space for additional outdoor furniture, making this an ideal garden for a family.

Parking

Private driveway parking can be located to the side of the property.

Material Information - Littleborough

Tenure Type; FREEHOLD

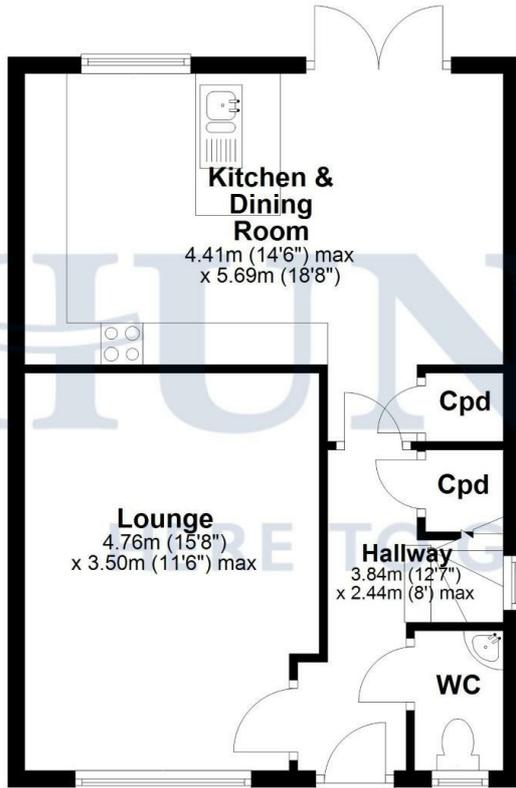
Annual Service Charge Amount £120.00

Council Tax Banding; ROCHDALE COUNCIL BAND D

Floorplan

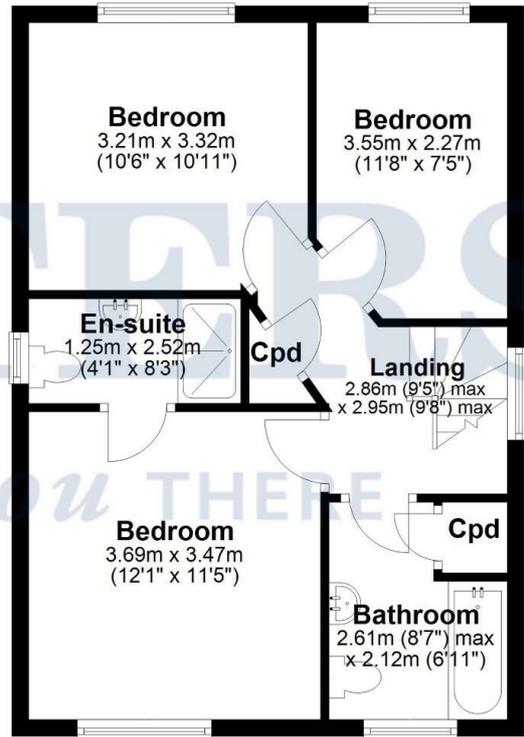
Ground Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



Total area: approx. 95.0 sq. metres (1022.6 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.

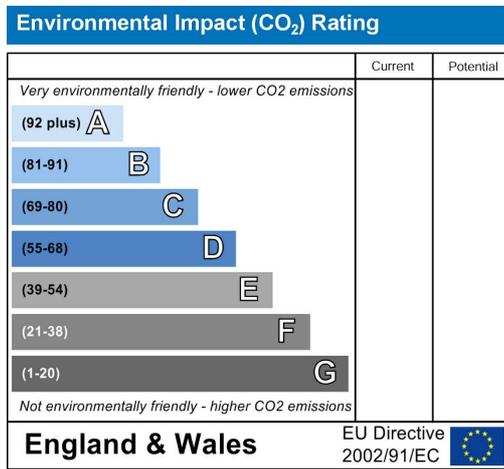
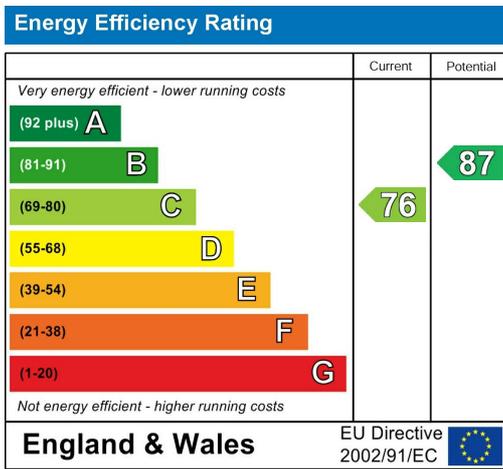
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Plan produced using PlanUp.







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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