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Cornbrook Close

Wardle, Rochdale, OL12 9NN

Offers In Excess Of £310,000

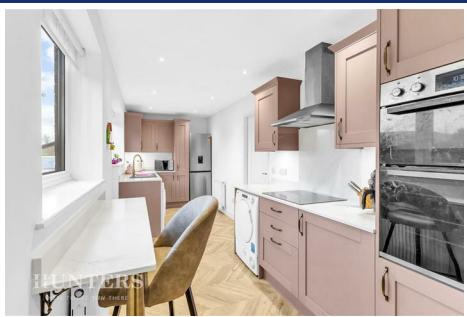
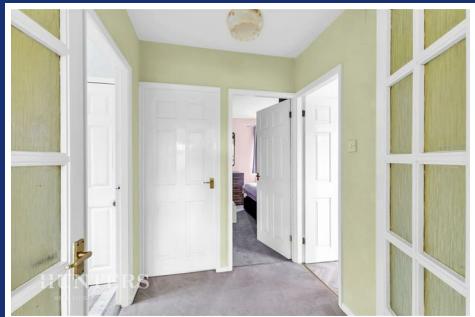


- DETACHED BUNGALOW
- A HIGHLY SOUGHT AFTER LOCATION IN THE HEART OF WARDLE VILLAGE
- TWO/ THREE BEDROOMS
- GARDENS AND DRIVEWAY PARKING
- EPC RATING TBC
- A RARE OPPORTUNITY TO THE OPEN MARKET
- RECENTLY INSTALLED MODERN KITCHEN
- CONSERVATORY
- COUNCIL TAX BAND D
- FREEHOLD

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A rare opportunity to acquire a detached bungalow in this highly sought-after and peaceful location — properties of this type rarely come to market. Tucked away on a quiet cul-de-sac in the heart of Wardle village, the property is ideally positioned close to Watergrove Reservoir, surrounded by open countryside, yet within easy reach of local amenities and bus routes into Littleborough and Rochdale.

The accommodation comprises an entrance hall with WC, a recently installed modern kitchen, and a light and airy lounge. An inner hallway leads to three bedrooms, one currently used as a dining room, a conservatory, and a shower room.

Externally, the bungalow enjoys well-maintained gardens to the front and rear, a driveway providing off-road parking, and a private rear garden that is not overlooked, backing onto open fields and countryside.

Further benefits include gas central heating, double glazing, and a fully boarded loft for additional storage.

Offered for sale with no onward chain, this is a fantastic opportunity to secure a home in a location where properties seldom become available. Viewing is highly recommended.

Hallway

A welcoming entrance hall with a built in storage cupboard, access to the WC and leading to the lounge.

WC

The WC is compact and functional with tiled walls and fitted with a toilet and a small wash basin, conveniently located off the hallway for guests.

Lounge

19' x 11'6" (5.79m x 3.51m)

This comfortable lounge is spacious and light, with a large window looking out to the front garden. Neutrally decorated with a feature fireplace offering a focal point for the room. The layout allows for plenty of seating and relaxing space, ideal for both family time and entertaining guests.

Kitchen

22'2" x 6'9" (6.75m x 2.06m)

A recently installed modern kitchen, comprising of a range of wall and base units, and space for a range of appliances including freestanding fridge freezer, dishwasher and plumbing for a washing machine. The room is brightened by a window above the sink and a door leading outside. A small breakfast bar offers a cosy spot for casual dining, all set against a patterned wood effect floor that runs throughout the space.

Dining Room / Bedroom

12' x 8'7" (3.66m x 2.62m)

This dining room is a versatile space with wood-effect flooring, comfortably accommodating a large dining room. French doors open out to the conservatory, inviting natural light and providing a seamless connection to the garden.

Conservatory

11'9" x 9'7" (3.59m x 2.93m)

The conservatory is a charming addition to the home, offering a bright and airy space surrounded by windows on three sides. Its traditional style with dark wooden paneling and tiled flooring makes it a perfect spot to enjoy views of the rear garden throughout the year.

Bedroom 1

12' x 9'8" (3.66m x 2.95m)

A double bedroom located to the area of the property with ample space for a range of furniture.

Bedroom 2

15'11" x 8'2" (4.86m x 2.49m)

A further double bedroom with a dual aspect window to both the front and rear.

Shower Room

7'4" x 5'6" (2.24m x 1.67m)

This shower room is modern and practical, with tiled walls and flooring. It includes a walk-in shower enclosure, a vanity unit with sink, and a WC, all finished with contemporary fixtures and fittings.

Rear Garden

The rear garden is a well-maintained outdoor space, mainly laid to lawn and bordered by mature hedging for privacy. A paved patio area sits adjacent to the conservatory, and there is a garden shed for storage, making it an ideal spot for relaxing or outdoor entertaining.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL
BAND D

Floorplan

Ground Floor

Approx. 91.5 sq. metres (984.8 sq. feet)



Total area: approx. 91.5 sq. metres (984.8 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.







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Energy Efficiency Graph

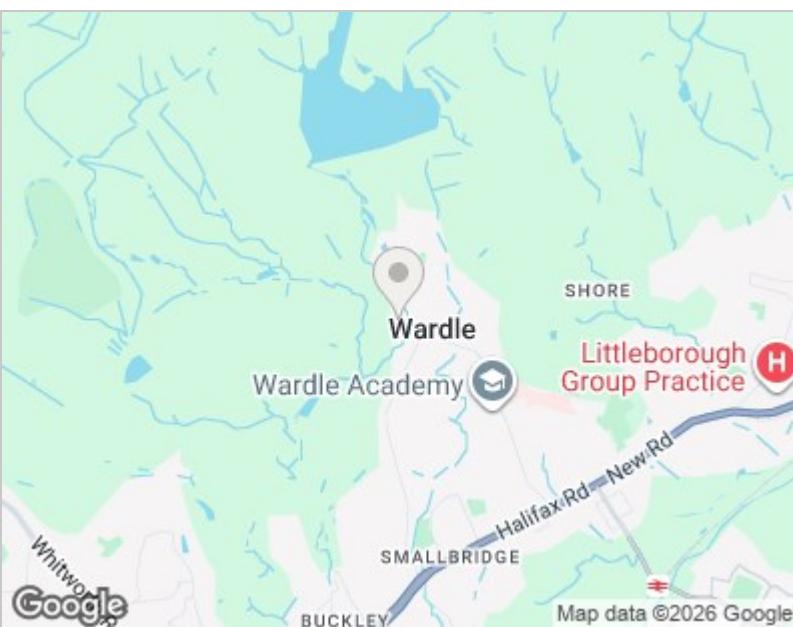
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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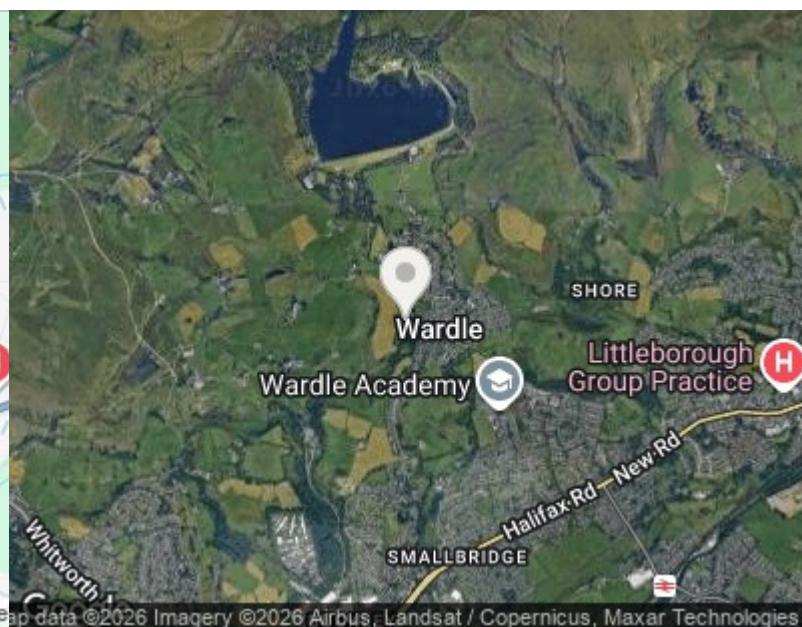
Viewing

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



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Tel: 01706 390 500



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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
<https://www.hunters.com>

