



## Birch Road

Wardle, Rochdale, OL12 9QQ

£159,950



- WELL PRESENTED TERRACE
- CONVENIENT LOCATION TO LOCAL AMENITIES
- GARDEN TO THE REAR
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND A
- LIGHT AND AIRY ACCOMMODATION
- TWO BEDROOMS
- MODERN KITCHEN AND BATHROOM
- EPC RATING C
- FREEHOLD

# Birch Road

Wardle, Rochdale, OL12 9QQ

£159,950



Well presented and maintained attractive terraced property, which is situated in a popular residential location close to local amenities within Wardle Village, with the surrounding areas of Littleborough and Rochdale also easily accessible and only a short distance away. The property benefits from a range of nearby schools, shops, and excellent transport links, including easy access to the train station providing direct routes to Leeds and Manchester.

The property has been recently decorated throughout and features new carpets to the first floor, and offers light and airy accommodation, which comprises a welcoming lounge, fitted kitchen, two bedrooms, and a bathroom.

Externally, there is the added benefit of an enclosed rear garden along with two useful outdoor storage brick sheds.

Offered for sale with no onward chain, this property is ideal for first-time buyers, those looking to downsize, or investors seeking a buy-to-let opportunity. A viewing is highly recommended.

## Lounge

13'2" x 14'1" (4.02m x 4.29m)

This inviting lounge offers a comfortable space with natural light filtering through the front-facing window. It features a contemporary wall-mounted electric fireplace, creating a cosy focal point. The neutral decor and fitted carpet provide a blank canvas, while the room flows easily into the kitchen, enhancing the sense of space and connectivity.

## Kitchen

8'4" x 14'1" (2.55m x 4.29m)

The kitchen presents a practical and modern layout, fitted with wall and base units topped with laminate work surfaces and a splashback. Included is a built-in oven and gas hob with extractor above, and a stainless steel sink beneath the window. The room is bright and airy, benefitting from a door leading to the rear garden.

## Landing

4'11" x 6'7" (1.50m x 2.01m)

This first-floor landing provides access to the bedrooms and bathroom, offering a newly fitted carpet.

## Bedroom 1

10'11" x 14'1" (3.34m x 4.29m)

The master bedroom is a generously sized room with a large window overlooking the front aspect. It features neutral decor with fresh white walls and newly fitted soft grey carpeting. The room's size allows for a variety of furniture arrangements to suit individual needs.

## Bedroom 2

10'7" x 7'2" (3.23m x 2.19m)

Second bedroom with a window looking out to the rear of the property. Like the rest of the home, it is finished in a neutral palette with white walls and newly fitted grey carpeting, making it suitable for use as a child's room, guest room, or study space.

## Bathroom

5'4" x 6'7" (1.63m x 2.01m)

The bathroom is fitted with a white suite including a bath with shower above, wash basin, and WC. Frosted window allows natural light to enter whilst maintaining privacy. Clean and simple in design, it provides a functional and pleasant space.

## Rear Garden

The rear garden is divided into two main areas. The first is a low-maintenance space laid with artificial grass, enclosed by a brick wall and wooden fencing, making it ideal for outdoor seating or play area with two outside stores. Beyond this there is a gravelled area with planting beds, please note that this is not on the title deeds but has only ever been used by this property giving right of access to neighbouring homes.

## Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; COUNCIL TAX BAND A

## Floorplan

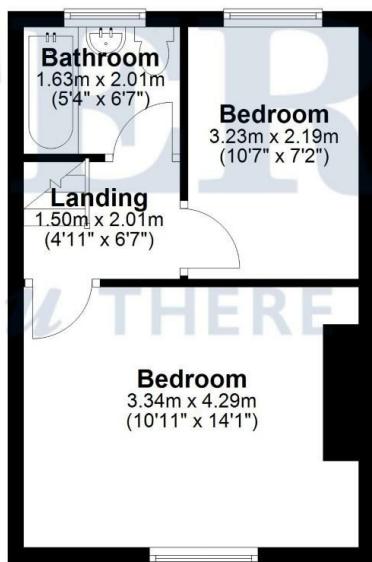
### Ground Floor

Approx. 31.0 sq. metres (333.5 sq. feet)



### First Floor

Approx. 28.6 sq. metres (307.9 sq. feet)



**Total area: approx. 59.6 sq. metres (641.3 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.

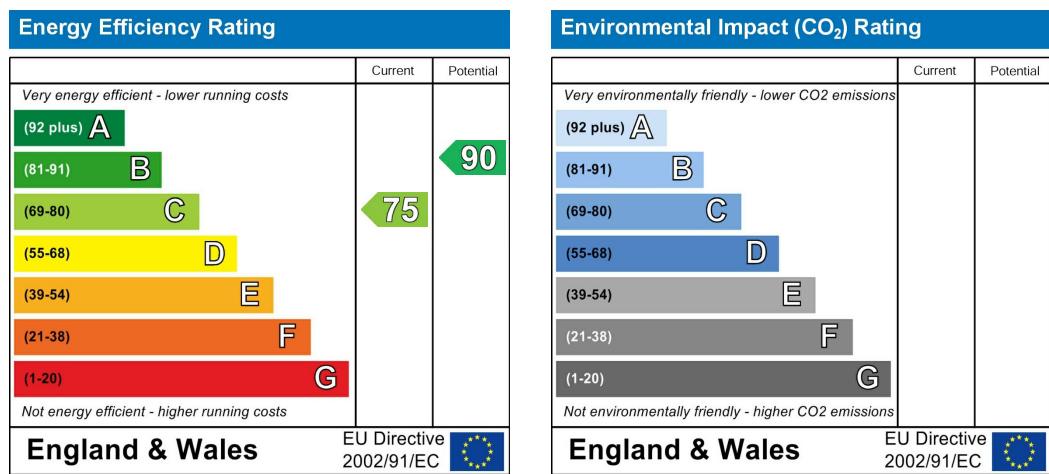
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.





Tel: 01706 390 500

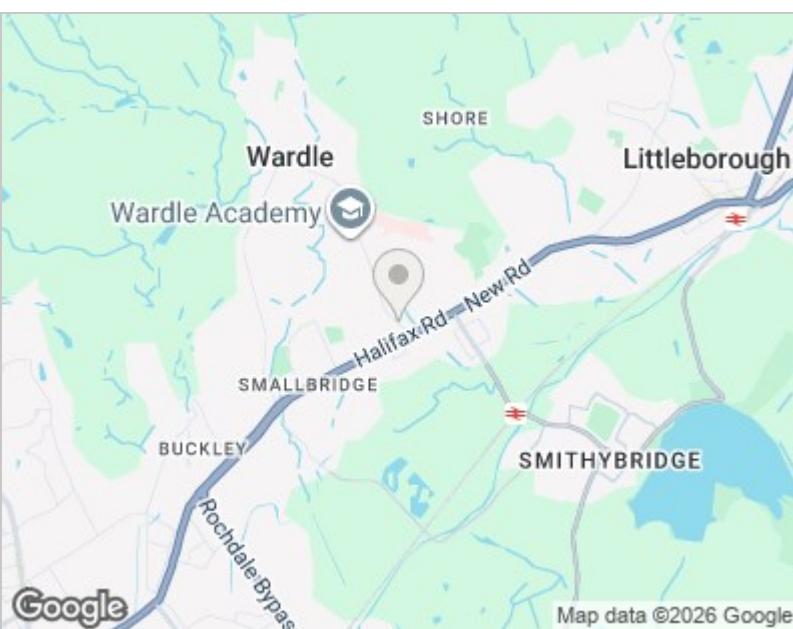
## Energy Efficiency Graph



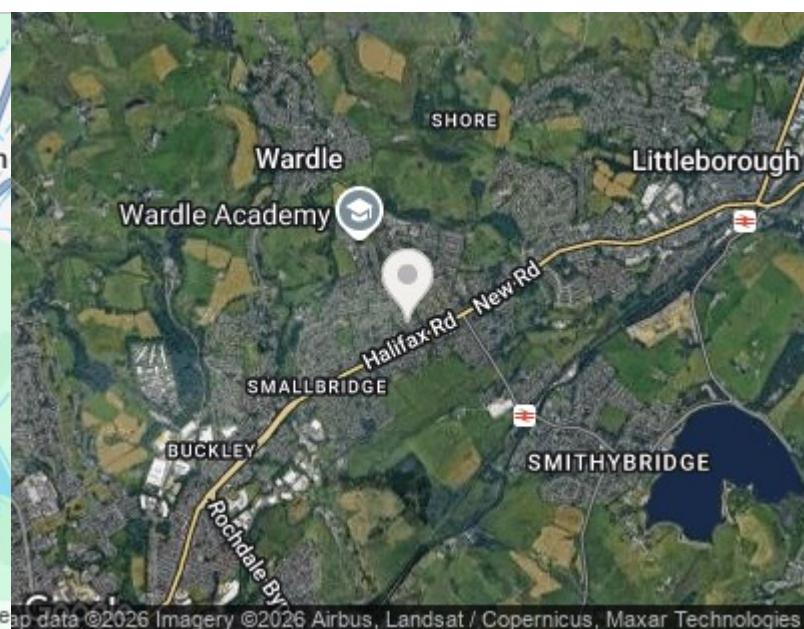
## Viewing

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.

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

