



## 61 Wardle Road Rochdale, OL12 9EL

Built in the 1930's this delightful DETACHED BUNGALOW offers SPACIOUS & FLEXIBLE ACCOMMODATION. Individually designed and with 3/4 BEDROOMS the accommodation has been MUCH IMPROVED and offers superb fixtures and fittings. With accommodation over 2 floors, the rather quirky accommodation offers superb opportunity with 2 reception rooms, conservatory, kitchen with utility space and to the first floor is a large open area (limited head space in some areas) offering ideal home working space/sitting room/hobby room. Occupying a LARGE GARDEN PLOT along with DRIVEWAY providing ample parking. Ideally situated in a sought after position with both Rochdale and Littleborough Centre's close at hand. NO ONWARD CHAIN.

**£349,500**

# 61 Wardle Road

Rochdale, OL12 9EL



- Detached Bungalow
- 3 Bathrooms
- Gas Central Heating
- 3/4 Bedrooms
- Additional First Floor accommodation
- Excellent Finish
- 2 Reception Rooms
- Conservatory
- Generous Garden Plot

#### Entrance Porch

Karndean floor covering

#### Hallway

Built in cloaks cupboard

#### Wet Room/WC

WC, wash hand basin, electric shower unit. tiled walls.

#### Lounge/Dining Room

Open plan room with full height media wall, remote controlled electric fire, quality fitted carpets, TV point.

#### Sitting Room/Bedroom 4

Ideal as a further bedroom or snug room, quality fitted carpets, patio doors leading into the Conservatory.

#### Conservatory

Patio doors leading to the rear garden, upvc double glazed windows.

#### Breakfast Kitchen

Offering a comprehensive range of fitted wall and base units with complementary work tops and splash back tiling. 5 ring tiled.

Range cooker with cooker hood over, inset sink unit under window, integrated fridge and dishwasher, ceramic tiled floor covering, stable door.

#### Utility Room

Wall mounted combination central heating boiler (installed Sept 2021) plumbing for automatic washer.

#### Bedroom 2

Double, situated to the rear.

#### En-Suite

Bespoke 3 piece suite with low level wc, wash hand basin within vanity unit, double walk in shower cubicle with power shower, fully tiled walls, heated towel rail.

#### Bedroom 3

Double, situated to the front with large bay window.

#### First Floor

#### Bedroom 1

Double, situated to the rear with Juliette balcony.

#### En-Suite

Bespoke fittings with WC, wash hand basin, enclosed shower cubicle with power shower and seating area, fully tiled.

#### Sitting Room/Office

Open space with exposed beams and some limited head space, under eaves storage.

#### Outside

The offers a generous garden with paved patio and lawned areas. There is a driveway to the front providing ample off road parking for upto 3 cars.

#### Services

All mains services connected. Gas Central heating provided by a combination boiler installed in Sept 2021. Front & Back doors installed in August 2021 both with high security locks. Built 1930's. Freehold (To be confirmed) Council Tax Band 'D'. EPC Rating D.

#### Disclaimer

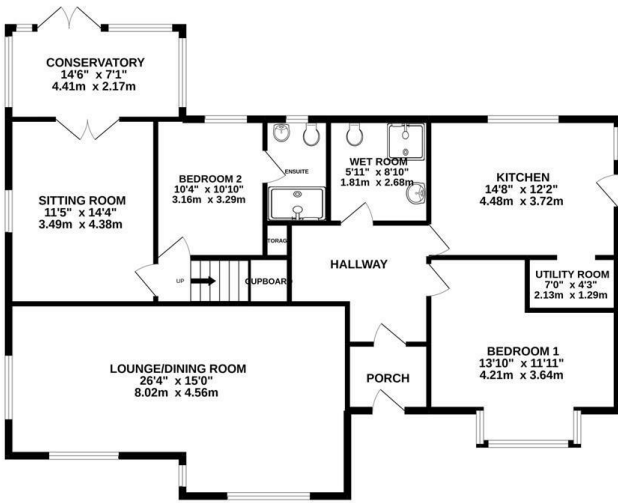
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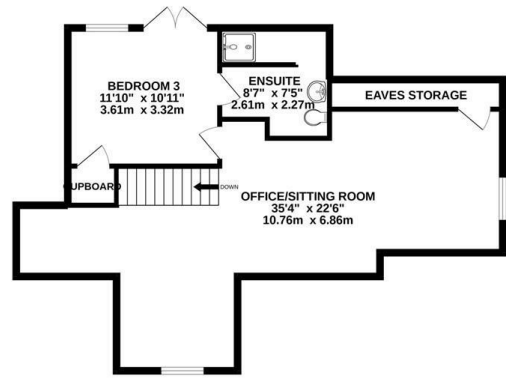


# Floor Plan

GROUND FLOOR  
1320 sq.ft. (122.7 sq.m.) approx.



1ST FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1993 sq.ft. (185.2 sq.m.) approx.

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109 Yorkshire Street, Rochdale, Lancashire, OL16 1YJ  
Tel: 01706 522424 Email: sales@adamsons-estates.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	