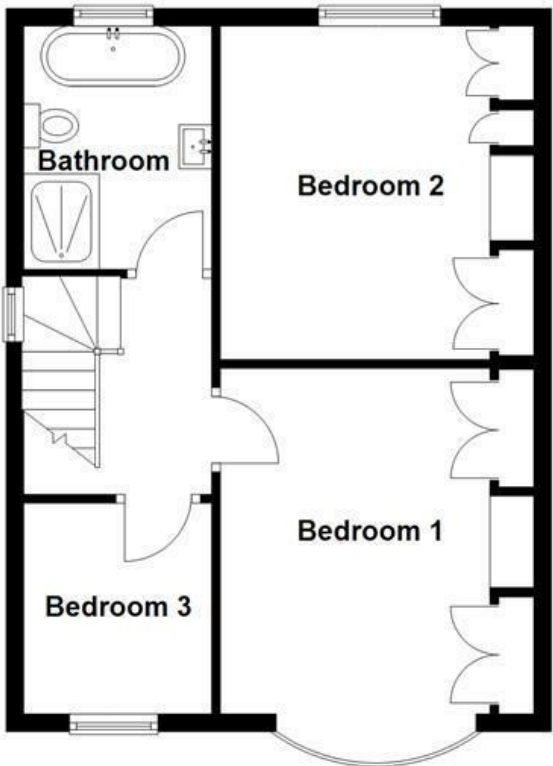


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Wardle Road, Rochdale, OL12 9JB

Offers Over £399,950

AN EXQUISITE SEMI DETACHED FAMILY HOME

Nestled on Wardle Road in Rochdale, this exquisite semi-detached house is a true gem, having undergone a complete renovation and extension. With its charming character and sophisticated design, this property is sure to impress even the most discerning buyers.

As you step inside, you will be greeted by an open-plan kitchen diner that is both spacious and inviting, perfect for family gatherings and entertaining guests. The interiors are tastefully decorated in neutral tones, creating a classy and timeless atmosphere throughout the home. The luxurious finish is evident in every detail, showcasing the highest quality craftsmanship that has gone into the renovation.

One of the standout features of this property is the breath-taking panoramic views of the surrounding countryside, which can be enjoyed from various vantage points within the home. The landscaped garden is another highlight, offering a serene outdoor space that is not overlooked, ensuring privacy and tranquility. Additionally, the property boasts ample off-road parking and a detached garage, providing convenience for families with multiple vehicles.

This home is a true credit to its current owners, who have transformed it into a desirable and luxurious family residence. It is ready for you to move straight in and start making memories. If you are seeking a property that combines elegance, comfort, and stunning views, look no further than this remarkable home on Wardle Road.

For further information or to arrange a viewing please contact our Rochdale team at your earliest convenience.

Wardle Road, Rochdale, OL12 9JB

Offers Over £399,950

 3  1  2  D

- Exquisite Semi Detached Property
 - Fully Renovated Throughout
 - Off Road Parking, Detached Garage and EV Charging Point
 - EPC Rating D
- Three Spacious Bedrooms
 - The Perfect Family Home
 - Tenure Freehold
- Four Piece Bathroom Suite
 - Stunning Extensive Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Hall

16'3 x 7'0 (4.95m x 2.13m)
Composite double glazed frosted leaded front door, central heating radiator, smoke detector, herringbone wood effect vinyl flooring, doors leading to reception room one, kitchen, utility and stairs to first floor.

Reception Room One

14'5 x 11'9 (4.39m x 3.58m)
UPVC double glazed bow window, central heating radiator, living flame gas fire, television point and inset shelving.

Kitchen

12'5 x 11'9 (3.78m x 3.58m)
Central heating radiator, range of panelled wall and base units with marble effect work surfaces, central island with breakfast bar, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated high rise double Bosch oven, four ring induction hob and extractor hood, integrated fridge freezer, integrated microwave, integrated dishwasher, under unit lighting, spotlights and open to reception room two.

Reception Room Two

18'3 x 10'2 (5.56m x 3.10m)
Three Velux windows, central heating radiator, acoustic wood panelled elevation, television point, spotlights, tiled flooring and aluminium double glazed bi-folding doors to rear.

Utility

7'0 x 6'2 (2.13m x 1.88m)
Central heating radiator, spotlights, range of panelled wall and base units with wood effect work surfaces, integrated washing machine and dryer, integrated Worcester boiler, spotlights, tiled flooring, door to WC and composite double glazed frosted leaded door to side elevation.

WC

7'0 x 2'8 (2.13m x 0.81m)
UPVC double glazed frosted window, vanity top wash basin with mixer tap, dual flush WC, spotlights and tiled flooring.

First Floor

Landing

7'11 x 7'0 (2.41m x 2.13m)
UPVC double glazed frosted leaded window, loft access, doors leading to three bedrooms and family bathroom.

Bedroom One

14'5 x 11'9 (4.39m x 3.58m)
UPVC double glazed bow window, central heating radiator, wood panelled elevation and fitted wardrobes.

Bedroom Two

12'6 x 11'9 (3.81m x 3.58m)
UPVC double glazed window, central heating radiator, picture rail and fitted wardrobes.

Bedroom Three

7'11 x 7'0 (2.41m x 2.13m)
UPVC double glazed window and central heating radiator.

Bathroom

9'1 x 7'0 (2.77m x 2.13m)
UPVC double glazed frosted window, central heated towel rail, freestanding bath with mixer tap and rinse head, vanity top wash basin with mixer tap, dual flush WC, walk-in direct feed rainfall shower with rinse head, tiled elevations, spotlights and tiled flooring.

External

Rear

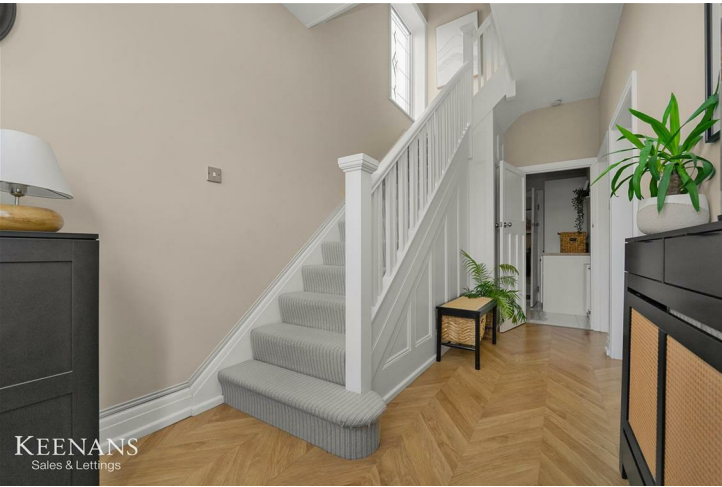
Extensive laid to lawn garden with Indian stone paving, bedding areas, mature shrubbery, stone chippings and access to garage.

Front

Block paved driveway, bedding areas, power, EV charging point and access to detached garage.

Detached Garage

16'3 x 8'0 (4.95m x 2.44m)
Power and lighting.



Tel: 01706396140

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