



Keystone

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Vineyard Close, Wardle, Rochdale

£330,000

Keystone are proud to introduce to the market For Sale this wonderful, four bedroom executive detached family home situated in the popular residential village of Wardle. The property offers excellent access to local amenities including shops, schools and public transport links and is situated in the village of Wardle within the Metropolitan Borough of Rochdale, Greater Manchester. It lies amongst the foothills of the South Pennines and is 1.8 miles east-southeast of Whitworth, 2.5 miles north-northwest of Rochdale and 12 miles north-northeast of the city of Manchester. Wardle, the most northerly settlement in Greater Manchester retains a rural character and Watergrove Reservoir which is situated on the northern outskirts of Wardle, is the largest of a series of reservoirs in the Borough of Rochdale and the village square is preserved as a place of historic interest. There are several Primary Schools and one High School which has been awarded Academy status in the Wardle area. Internally, this well presented and spacious family home offers fantastic living accommodation. You enter this immaculate property straight into the welcoming entrance hallway which is perfect for busy families. Pass a handy larder and store your coats and shoes in the cloakroom to your right before we visit the lounge. To your left is a large sized cosy lounge featuring living flame gas Infinity fireplace and mood lighting where you can comfortably fit two large sofas boasting dual windows to provide enormous light, this is sure to be the room you look forward to coming home after a long day. Return to the hallway before heading towards the hub of the residence. Overlooking the breath taking rear garden, this good size dining room benefits from french patio doors which floods this space with natural light. This room certainly provides a sociable space where the whole family and guests can gather. A beautifully fitted shaker style, light wooden oak kitchen with a range of wall and base units, sleek and stylish with pale sage finish giving an abundance of storage and, for the chefs amongst you, the integrated appliances are ready and waiting including an oven, grill, hob, extractor, fridge freezer, dishwasher. The kitchen has space for dining table and chairs and a lot of natural light and colours and tranquility of the garden are present thanks to a centrally positioned wide window. Back to the hallway and take the stairs to the first floor where you reach the landing with a built in storage cupboard. First, the master bedroom, your very own sanctuary overlooking the quiet greenery and beautiful views of open countryside to the front, this master has fitted wardrobes and modern and stylish Ensuite. This modern shower room consist of a shower cubicle, w/c and wash basin, the sleek finish is just the job to get you going in the morning. Just across the landing, you have a choice of three rooms, the smallest of which can be used as a study or would make an ideal nursery. The other two double bedrooms come with neutral decor. The family bathroom suite benefits from a bath as well as a large walk-in shower, w/c and wash basin. The bathroom is simply stunning, fully tiled with an illuminated mirror and a free standing oval bath making it a real show stopper. To the outside you pull up on to the block paved driveway leading to the detached double garage with ample street parking. To the front is the well maintained garden with mature shrubs, planting and lawn. To the rear is a mature attractive garden with mostly laid to lawn with a paved patio area. The property benefits from gas central heating, UPVC double glazing throughout and integrated kitchen appliances. The property has been greatly improved by the present owners to create a versatile home, suited to a number of purchasers / families with or without children or childcare responsibilities who want a comfortable home that offers sufficient guest space as well as immediate access for walking, cycling, horse riding or other activities in the beautiful countryside with hills, streams and



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Entrance Hall 4 x 1.5 (13'1" x 4'11")

Enter the property through the double glazed door into the welcoming entrance hallway where there is space for coats, alarm panel and radiator also housing a spindled staircase to the first floor.

Lounge 5.0 x 4.5 (16'5" x 14'9")

Well presented reception room with dual windows to provide enormous light. The lounge features from an living flame gas Infinity fireplace and mood lighting. The reception room boasts from neutral decor, Grey fitted carpet, radiator and upvc double glazed windows.

Dining Room 4.5 x 4.0 (14'9" x 13'1")

Overlooking the breath taking rear garden, this good size dining room benefits from french patio doors which floods this space with natural light. This room certainly provides a sociable space where the whole family and guests can gather. The dining room benefits from double glazed french doors, neutral decor, radiator and Grey fitted carpet.

Kitchen 4.0 x 3.0 (13'1" x 9'10")

The stunning family kitchen area boasts A beautifully fitted shaker style, light wooden oak kitchen with a range of wall and base units, sleek and stylish with pale sage finish giving an abundance of storage and, for the chefs amongst you, the integrated appliances are ready and waiting including an oven, grill, hob, extractor, fridge freezer, dishwasher. The kitchen has space for dining table and chairs and a lot of natural light and colours and tranquility of the garden are present thanks to a centrally positioned wide window.

Downstairs W/C 1.8 x 1.8 (5'11" x 5'11")

Fitted with a sink and WC. There is a radiator, extractor fan and tiled floor.

Landing 4.5 x 2.0 (14'9" x 6'7")

To the first floor there is a large gallery landing providing access to four good size bedrooms. There is fitted carpet, radiator and double glazed window.

Master Bedroom 4.0 x 3.5 (13'1" x 11'6")

A double bedroom with a radiator, and double glazed windows to the front elevation. Decorated to a modern finish. The master bedroom offers built in wardrobes and en-suite shower room.

Master En-Suite 2.8 x 1.25 (9'2" x 4'1")

Fitted with a modern three piece suite consisting of walk in shower cubicle, WC, and wash hand basin. With partially tiled walls, a heated towel rail, extractor fan, and frosted window to the side.

Bedroom Two 3.5 x 3.0 (11'6" x 9'10")

A double bedroom with a radiator, and a uPVC double glazed window to the rear elevation.

Bedroom Three 3.0 x 2.5 (9'10" x 8'2")

A double bedroom with a radiator, and a uPVC double glazed window to the front elevation.

Bedroom Four 3.0 x 2.5 (9'10" x 8'2")

A good size single bedroom with a radiator, and a uPVC double glazed window to the rear elevation.

Family Bathroom 3.0 x 2.0 (9'10" x 6'7")

The bathroom comprises of a modern four piece suite which consists of; attractive oval freestanding bath tub, shower cubicle, wash basin to vanity unit and WC. The bathroom has fully tiled walls, extractor fan, a double glazed window to the side, and a heated towel rail.



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