

Birch Road, Rochdale OL12 9QQ

Asking Price £140,000

Council Tax Band A



ADAMSONS BARTON KENDAL are pleased to present this charming two-bedroom terraced home, ideally situated in the sought-after village of Wardle. Located within walking distance of both the centre of Wardle Village and the scenic Watergrove Reservoir, the property enjoys a peaceful setting while remaining close to local amenities, excellent public transport links, and convenient access to nearby motorway connections—making it perfect for families, first-time buyers, or investors alike.

Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA
Tel : (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777

Upon entering, you are welcomed into a spacious living room complete with a feature fireplace, creating a warm and inviting atmosphere. The ground floor is completed by a well-appointed kitchen offering space for a freestanding fridge freezer and either a washing machine or dishwasher, as well as a fitted oven, hob, and extractor fan.

To the first floor, you'll find a generously sized main bedroom and a second bedroom, ideal for a guest room, nursery, or home office. The elevated bathroom is in good condition, featuring tiled walls and a clean, modern finish.

Externally, the rear of the property boasts a low-maintenance garden with astroturf, a handy storage shed, and an additional pebbled garden space. On-street parking is available to the front of the property. Offered with no onward chain, this is a fantastic opportunity to purchase a well-located home in a popular village setting.

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

LOUNGE - 4.2 x 4.0 metres

KITCHEN - 4.2 x 2.4 metres

First Floor

LANDING

BEDROOM ONE - 4.2 x 3.2 metres

BEDROOM TWO - 2.1 x 3.1 metres

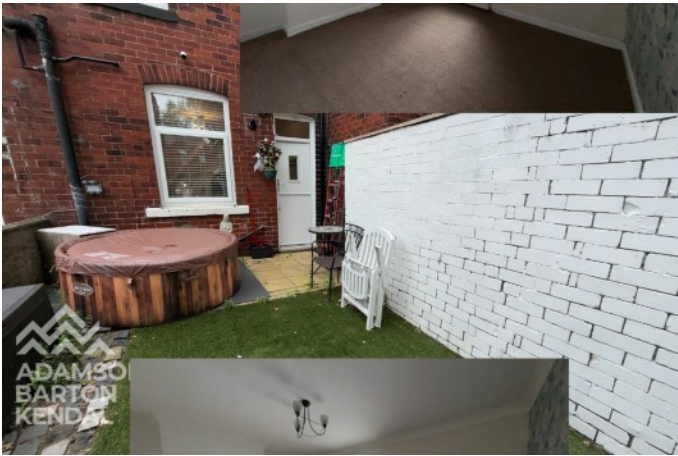
Family BATHROOM - 1.8 x 1.5 metres



ADDITIONAL INFORMATION

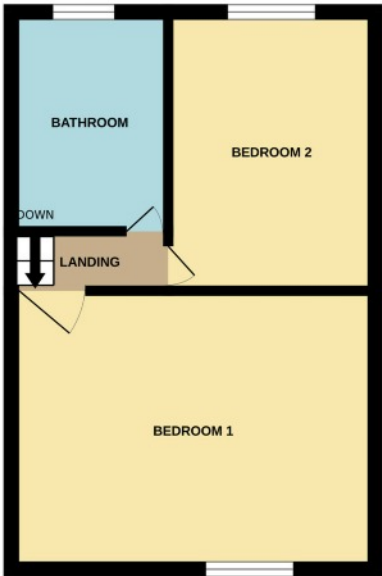
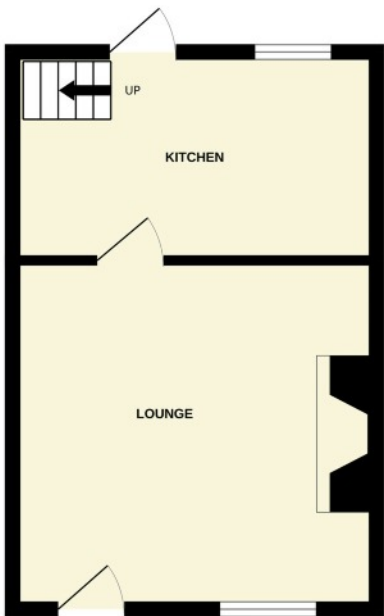
Council Tax Band - A Energy Performance Cert - C75 Tenure - Freehold

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL



GROUND FLOOR
277 sq.ft. (25.8 sq.m.) approx.

1ST FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification