



110 Wardle Road

Wardle | OL12 9ER

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Overview

- Substantial Detached Property
- Five / Six Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Four Modern Shower Rooms
- Ample Off-Road Parking
- 3500sqft+ Of Accommodation
- Wraparound Gardens
- No Chain
- On The Doorstep Of Wardle
- Fantastic Potential



Five / Six Bedroom Detached Property On The Doorstep Of Wardle Village

Don't miss this rare opportunity to purchase a substantial detached house on the doorstep of Wardle village boasting over 3500sqft of living accommodation. The location of this property is highly desirable, with excellent transport links including bus routes, train station and Metrolink yet easy access to Rochdale town centre, Hollingworth Lake and a range of local amenities, including shops, restaurants, and schools.

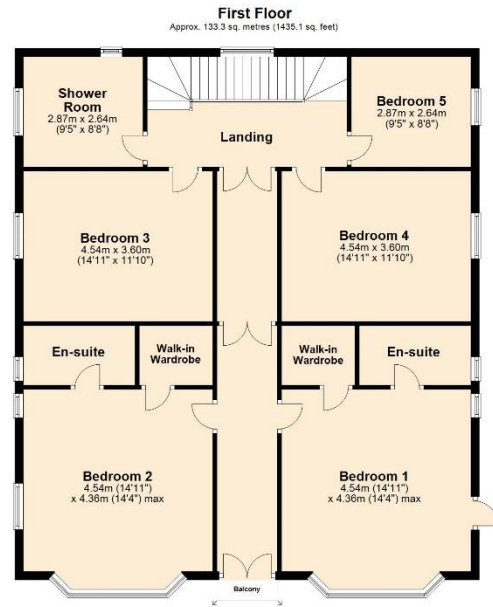
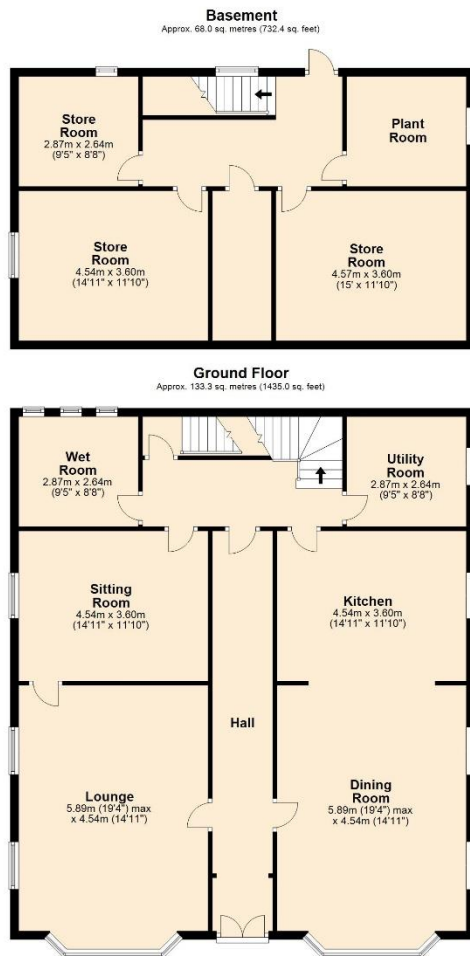


Formally Wardle & Smallbridge community centre, the now residential property offers over 3500sqft of living accommodation with fantastic potential to become a substantial family home or even a HMO. Internally, the detached property comprises of an entrance hall, three reception rooms, a fitted kitchen, utility room, basement level with storerooms, five double bedrooms and four modern shower rooms (two en-suites).



The residence is set back from the road with ample off-road parking located at the rear and side. The perimeter of the property is enclosed by a cast iron fence and backs onto open countryside.

The property is Freehold!



Reside Estate Agency
Plan produced using PlanUp.

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".