



**Union Road, Wardle, OL12 9QA**



**welcome to**

## **Union Road, Wardle**

This wonderfully presented semi-detached property comprises three double bedrooms, set over three floors. With single garage, driveway for four vehicles and enclosed gardens to the rear. To fully appreciate, an internal viewing is essential.



## Ground Floor

Enter the property at ground floor level in to the entrance hallway.

### Entrance Hall

The entrance hallway has tiled flooring, ceiling light point, central heating radiator and storage space.

### Living Room

A spacious living room which will easily accommodate usual living furniture. With double glazed window to the front, ceiling light point, central heating radiator and under stairs storage cupboard.

### W/C

A useful ground floor cloaks with low flush w/c, wash hand basin and central heating radiator.

### Kitchen/ Diner

The kitchen/ diner is modern and well appointed, briefly comprising of an electric oven with hob, space and plumbing for a washer and fridge/freezer, a combination of wall and base units with complementary work surfaces and splashback tiling. There is a stainless steel sink and attractive glass drainer, with a double glazed window overlooking the garden to the rear aspect. The room is finished with tiled flooring, and easily has space for a dining table and chairs with double glazed patio doors leading to the rear garden.

## First Floor

Take the stairs to first floor accommodation.

### Bedroom Two

This is a bright spacious room with easily enough space for a double bed and usual bedroom furniture. With double glazed windows to the front aspect of the property, ceiling light point and central heating radiator.

### Bedroom Three

The third bedroom is a well sized room with ample space for a double bed and bedroom furniture. With ceiling light point, central heating radiator and double glazed windows overlooking the rear aspect of the property.

### Family Bathroom

The family bathroom is well appointed, briefly comprising a modern white suite of bath with shower attachment, wash hand basin and low flush w/c. Frosted double glazed window and central heating radiator.

## Second Floor

Take stairs to second floor master accommodation.

### Master Bedroom W/ En-Suite

This spacious master bedroom is immaculately presented and will easily accommodate a double bed and usual bedroom furniture. With a double glazed window to the front, and adjacent storage cupboard.

The spacious en-suite has a shower cubicle, wash hand basin and low flush w/c, with a central heating radiator, ceiling light point and attractive tiled flooring.

### Additional/ External

Additionally the property benefits from a garden to the front, driveway parking for several vehicles, and a single garage. The rear garden has been significantly upgraded by the current vendors and has distinct patio and lawned areas, with Indian paved flags, and attractive decorative aggregates to enjoy the best of the weather. To fully appreciate, an internal viewing is essential.



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## Union Road, Wardle

- £270,000
- Immaculately Presented Throughout
- Driveway, Gardens & Garage
- Three Double Bedrooms
- Master Bedroom w/ En-Suite

Tenure: Freehold EPC Rating: Awaited

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

# £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SWB106611 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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