



Shaftesbury Drive, Wardle, Rochdale, OL12 9LS

- THREE BEDROOMED TOWNHOUSE
- CLOSE TO LOCAL PRIMARY & SECONDARY SCHOOLS
- WELL MAINTAINED THROUGHOUT
- EPC RATING TBC
- SOUGHT AFTER WARDLE AREA
- GARDEN & GARAGE TO THE REAR
- LEASEHOLD
- COUNCIL TAX BAND B

£170,000



Shaftesbury Drive, Wardle, Rochdale, OL12 9LS - £170,000

DESCRIPTION

Located in this highly popular residential area, within close proximity of local primary and secondary schools, offers this three bedroomed townhouse. Well maintained throughout, this property comprises of a welcoming entrance, a spacious lounge, dining room and a separate kitchen to the ground floor. Three bedrooms, two of which are doubles and a family bathroom to the first floor. Gas centrally heated and hard wood double glazed windows. Externally, this property boasts a private enclosed garden to the rear with a single garage and a lawned goof size front garden. An ideal property for multiple buyers, those looking to get on the property ladder, those looking to downsize or as an ideal family home in a sought-after area. Viewings are highly recommended to appreciate this home.



ENTRANCE

A welcoming entrance hall with radiator and stair access to the first floor.

LOUNGE

13'3" x 13'10" max

Light and airy spacious lounge with a chimney breast housing a feature gas fire place, which gives the room a lovely focal point. An archway leads through to the dining room. A large picture window looks out to the front aspect, radiator and under stairs storage cupboard.

DINING ROOM

10'2" x 8'9"

Space for a family dining table and a sliding doors to the rear garden.

KITCHEN

10'2" x 8'0"

Fitted with a range of wall and base units, built in sink, with space and plumbing for appliances. A door and window opens out onto the rear garden.

LANDING

With access to all the first floor rooms and access to the loft which has a light and loft ladders.

BEDROOM 1

11'8" x 10'2"

A spacious double bedroom located to the rear of the property with fitted wardrobes and double glazed window.

BEDROOM 2

11'9" x 9'2"

A further double bedroom located to the front of the property with a double glazed window.

BEDROOM 3

7'6" x 7'7"

A single bedroom located to the front of the property, ideal for a child's bedroom or a useful home office. A double glazed window looks out to the front aspect.

BATHROOM

7'6" max x 6'7" max

Three piece suite comprising of a low level WC, pedestal wash hand basin and bath with an electric shower over. Rear window.

GARDENS

A private garden to the rear which is paved, a nice and easy to maintain garden with steps down to the rear access and the garage. The front is a good sized lawned garden which is off the road side.

GARAGE

Single garage with n up and over door.

Material Information - Littleborough

Tenure Type; Leasehold

Leasehold Years remaining on lease; 948

Leasehold Annual Ground Rent Amount £16.00

Council Tax Banding; ROCHDALE COUNCIL BAND B



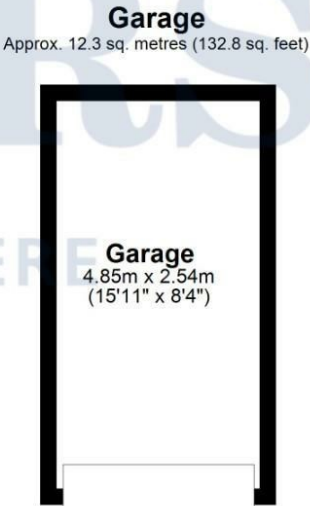
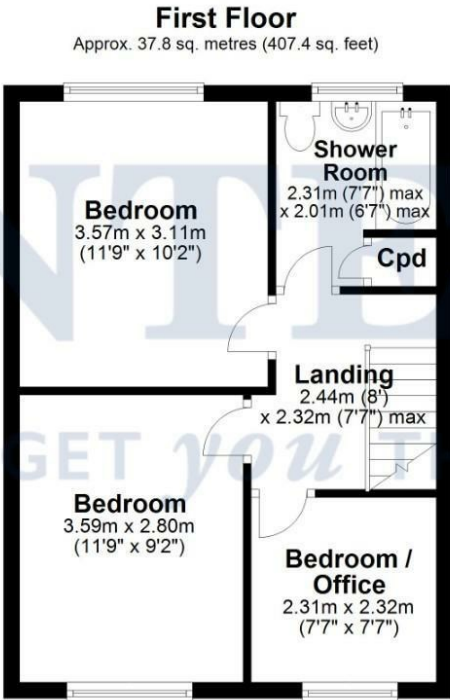
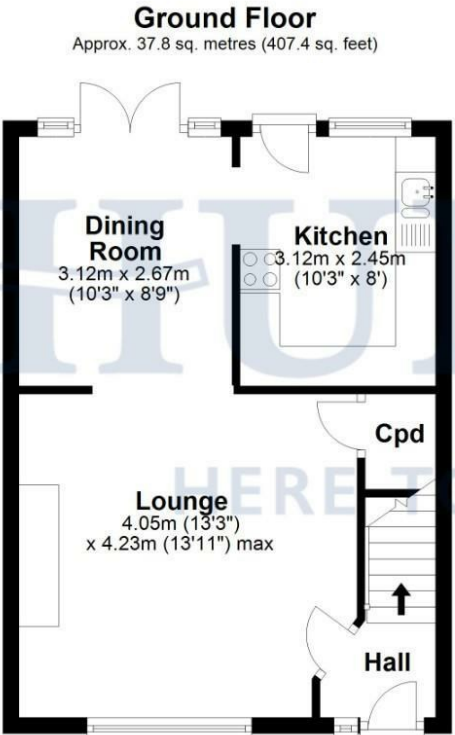
ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Total area: approx. 88.0 sq. metres (947.6 sq. feet)

Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source. Created by EveryCloud Photography on behalf of Hunters. Plan produced using PlanUp.

Viewings

Please contact littleborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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