

# HUNTERS<sup>®</sup>

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## Woolfenden Way Wardle, OL12 9SS

Offers In Excess Of £450,000



- TRULY STUNNING DETACHED PROPERTY
- SPACIOUS FOUR BEDROOMS, MASTER WITH EN SUITE
- FABULOUS LARGE LANDSCAPED GARDEN
- DOUBLE GARAGE AND DRIVEWAY PARKING
- COUNCIL TAX BAND F, EPC RATING
- ENVIABLE PLOT SIZE AND POSITION
- GORGEOUS OPEN PLAN DINING KITCHEN LIVING
- DETACHED GARDEN ROOM/OFFICE
- SOLD WITH NO ONWARD CHAIN
- FREEHOLD

Tel: 01706 390 500

# Woolfenden Way

Wardle, OL12 9SS

Offers In Excess Of £450,000



Hunters Estate Agents are delighted to have the privilege to offer to the market this stunning, modern and stylish detached family home. Situated in one of, if not the most enviable positions, which is tucked away on this quiet cul de sac on one of the largest plots in this highly popular development. This property is an ideal family home, which is spacious throughout and beautifully presented to a very high quality. Briefly comprising of a welcoming entrance hall, useful downstairs cloakroom/WC, large light and airy living room and a fabulous light and bright open plan living dining kitchen, and utility room. To the first floor there are four bedrooms, the master with an en suite shower room and the house family bathroom suite, all tastefully decorated and well maintained. Externally, a fabulous addition to this home is the detached garden room/office, with its own power, lighting and under floor heating, making it a great space for those who work from home. The private garden has been cared for and landscaped providing a wonderful space to be able to sit out and enjoy in the warmer months. To the front the detached double garage has an electric up and over door and the driveway provides off road parking for several cars with EV charging point. Viewings are highly recommended to appreciate the high-quality on offer and its wonderful position. **SOLD WITH NO ONWARD CHAIN.**

#### ENTRANCE HALL

A spacious welcoming entrance hall that truly sets the tone of this fabulous home, quality tiled flooring that flows through to the kitchen diner, character and charm has been added by panelling the walls. There is really useful storage cupboard to hang coats and store shoes with the staircase leading to the first floor landing, internal doors to the downstairs accommodation and integral door into the garage.

#### WC/CLOAKROOM

3'9" x 5'3" (1.15 x 1.62)

White two piece suite comprising of a low level WC and wash hand basin.

#### LOUNGE

17'5" max x 11'10" max (5.32 max x 3.61 max)

A generous sized lounge, stylishly decorated with a media wall incorporating a feature fire place. Light and bright room due to the large wide double-glazed window to the front aspect.

#### OPEN PLAN LIVING KITCHEN DINER

12'6" max x 33'9" (3.83 max x 10.31)

A perfect entertaining and family space located to the rear of the property with doors opening out to the garden. The kitchen boasts a quality fitted range of wall and base units with quartz worksurfaces. Integral appliances include double electric oven, microwave, induction hob with over head extractor fan, dishwasher, double fridge and single freezer. Further space for a wine cooler and the island provides extra storage and a wonderful breakfast bar. Plenty of space for a family dining table and the living area is beautifully decorated with a feature media wall, all with a lovely outlook to the rear garden.

#### UTILITY ROOM

5'5" x 7'4" (1.67 x 2.25)

A must for most families, with space and plumbing for a washing machine and tumble dryer with the same quality fitted units as the kitchen to provide useful storage.

#### LANDING

Loft access with internal doors to the upstairs accommodation.

#### MASTER BEDROOM

13'4" max x 14'4" max (4.07 max x 4.38 max)

Spacious and tastefully decorated light and airy double bedroom, with a window to the front aspect and a large range of built in wardrobes with sliding doors.

#### EN-SUITE

4'5" x 9'0" (1.37 x 2.76)

Modern fitted shower room comprising of a walk in shower, low level WC, vanity sink and dual fuel heated towel rail.

#### BEDROOM 2

10'9" x 9'8" (3.30 x 2.97)

Double bedroom located to the rear of the property overlooking the fabulous garden.

#### BEDROOM 3

10'9" x 9'0" (3.30 x 2.76)

A further double bedroom with a lovely open aspect to the front.

#### BEDROOM 4

10'0" max x 11'5" max (3.07 max x 3.48 max)

The smallest of the four bedrooms, yet still a good size with a window to the front aspect and fitted wardrobes with sliding doors.

#### FAMILY BATHROOM

7'5" x 6'7" (2.28 x 2.03)

White modern fitted bathroom suite comprising of a panelled bath with over the head shower, low level WC, wash hand basin and heated towel rail and a window to the rear aspect.

#### GARDEN ROOM/OFFICE

Quality installed garden room which was designed as a home office but obviously has multiple uses. With underfloor heating, power, lighting, double glazed doors and window.

#### GARAGE AND GARDENS

The property sits on one of the largest plots on the development, the front provides off road parking for several cars, EV charging point, a lawned garden and flower bed with mature and well established plants and shrubs. The large double garage has an electric up and over door with power and light. Access to the rear garden via the side gate. The rear garden is a fantastic size for any growing family, it has been beautifully landscaped providing a wonderful space to be able to sit out and enjoy in the warmer months, lawn area to play on and bordered by well established plants and shrubs.

#### Material Information - Littleborough

Tenure Type; FREEHOLD

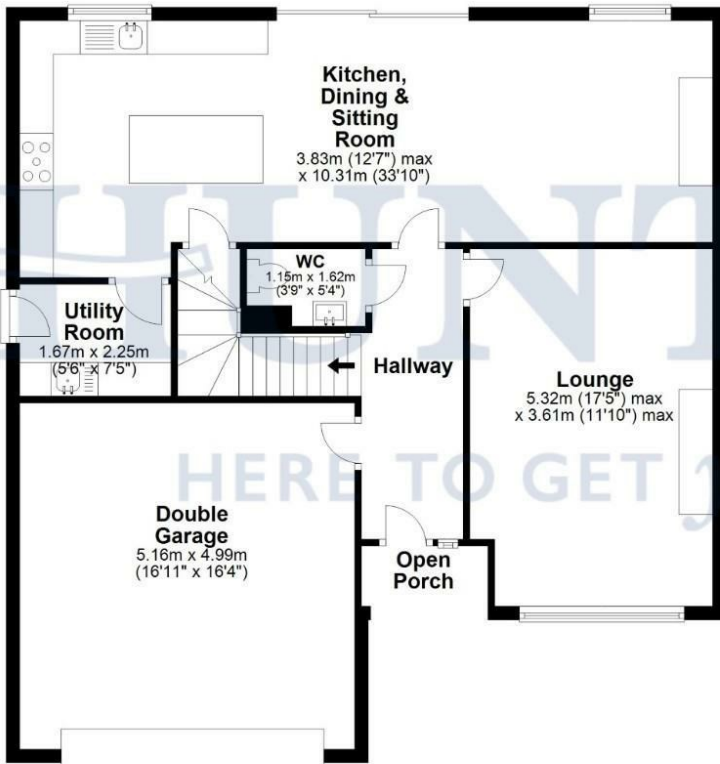
Service Charge Amount £120.00 per annum

Council Tax Banding; Rochdale Council Band F

# Floorplan

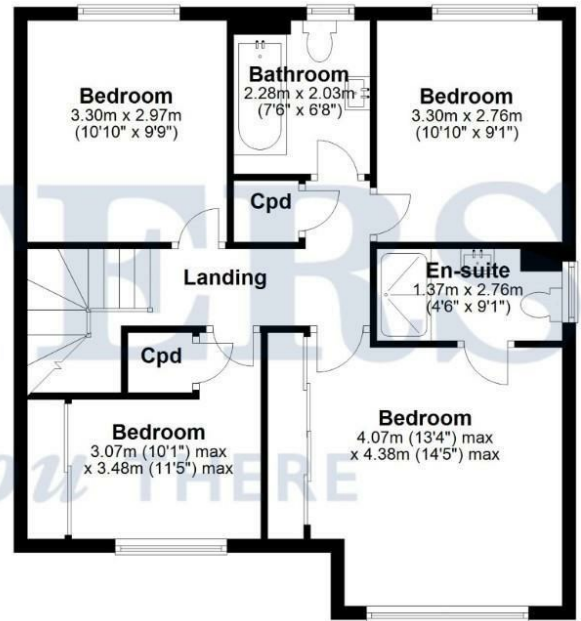
## Ground Floor

Approx. 100.4 sq. metres (1080.4 sq. feet)



## First Floor

Approx. 64.7 sq. metres (696.4 sq. feet)



Total area: approx. 165.1 sq. metres (1776.8 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 Littleborough  
Plan produced using PlanUp.

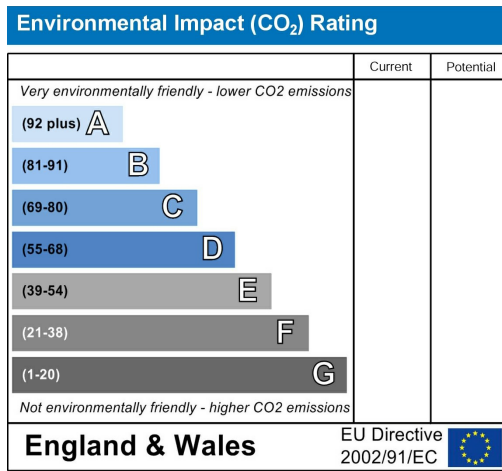
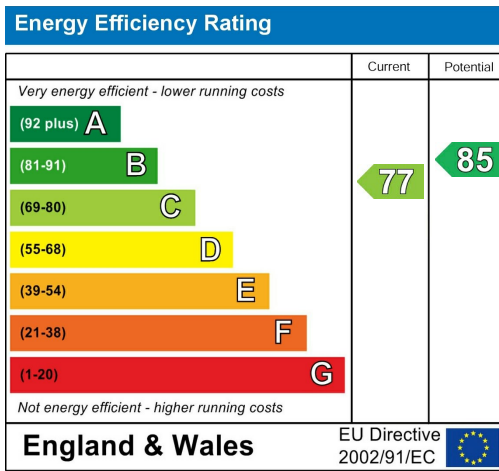






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### Energy Efficiency Graph



### Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





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.

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