

HUNTERS[®]

HERE TO GET *you* THERE



Wayfarers Way

Wardle, OL12 9EQ

£350,000



- DETACHED FAMILY HOME
- FOUR BEDROOMS, MASTER WITH EN SUITE
- OPEN PLAN DINING KITCHEN
- GARAGE & WELL MAINTAINED GARDENS TO FRONT AND REAR
- EPC RATING C
- LOCATED ON A QUIET CUL DE SAC
- CLOSE TO LOCAL PRIMARY AND SECONDARY SCHOOLS
- UTILITY ROOM
- COUNCIL TAX BAND E
- FREEHOLD (WITH SERVICE CHARGE)

Tel: 01706 390 500

Wayfarers Way

Wardle, OL12 9EQ

£350,000



Hunters Estate Agents are delighted to be able to offer to the market this modern detached family home, located on this highly popular development close to local primary and secondary schools, open countryside and direct public transport links. Tucked away on a quiet cul de sac, this property briefly comprises of an entrance hall, a spacious lounge, a modern dining kitchen with walk in pantry, a utility room and a downstairs WC. The first floor offers four bedrooms, master with en suite and the house family bathroom suite. Externally this property boasts an integral garage, a private enclosed lawned garden to the rear, garden to the front and a double driveway. Viewings are highly recommended to appreciate the quality and position of this family home on offer.

ENTRANCE HALL

with stair access leading to the first floor and entrance to the lounge.

LOUNGE

11'1" x 15'11" (3.37 x 4.84)

a spacious light lounge with a double glazed window to the front aspect, opens onto the dining kitchen.

DINING KITCHEN

11'1" x 18'6" (3.37 x 5.64)

a stunning open plan dining kitchen, fitted with a range of wall and base units, stainless steel sink, electric oven, gas hob with over the head extractor fan and integral appliances including dishwasher and fridge freezer. The kitchen also boasts from a walk in pantry, a breakfast bar and space for a dining table with French doors leading to the rear garden.

UTILITY ROOM

5'6" x 7'3" (1.68 x 2.21)

with plumbing for a washing machine and space for a tumble dryer. The house combi boiler is also located in the utility room.

CLOAKROOM

3'2" x 5'6" (0.96 x 1.67)

a downstairs WC comprising of a low level WC, wash hand basin and a frosted double glazed window to the rear aspect.

LANDING

6'5" x 10'10" (1.96 x 3.3)

with access to all first floor rooms and the loft via a pull down hatch.

MASTER BEDROOM

13'4" x 14'7" (4.07 x 4.44)

a spacious master bedroom with fitted wardrobes, storage cupboard and double glazed window to the front aspect. Access to the en suite shower room.

EN SUITE SHOWER ROOM

6'2" x 6'11" (1.87 x 2.1)

a modern fitted suite comprising of a fitted shower,

low level WC, wash hand basin and frosted double glazed window to the side aspect.

BEDROOM 2

9'5" x 12'6" (2.88 x 3.82)

a double bedroom with a fitted wardrobe and window to the front aspect.

BEDROOM 3

9'5" x 9'11" (2.88 x 3.03)

a further double bedroom located to the rear of the property with fitted wardrobes and a double glazed window.

BEDROOM 4

7'7" x 9'11" (2.3 x 3.03)

the smallest of the four bedrooms with fitted wardrobe and double glazed window to the rear aspect.

BATHROOM

6'9" x 6'10" (2.07 x 2.08)

a modern fitted family bathroom suite, partly tiled comprising of a panelled bath with over the head shower, low level WC, wash hand basin and frosted double glazed window to the rear aspect.

GARAGE & PARKING

9'5" x 15'11" (2.88 x 4.84)

an integral garage with up and over door. A private double driveway can be found to the front of the property.

GARDENS

to the front of the property offers an open aspect with a lawned garden and side access to the rear garden. To the rear boasts a private enclosed lawned garden with a paved patio seating area.

Material Information - Littleborough

Tenure Type; FREEHOLD

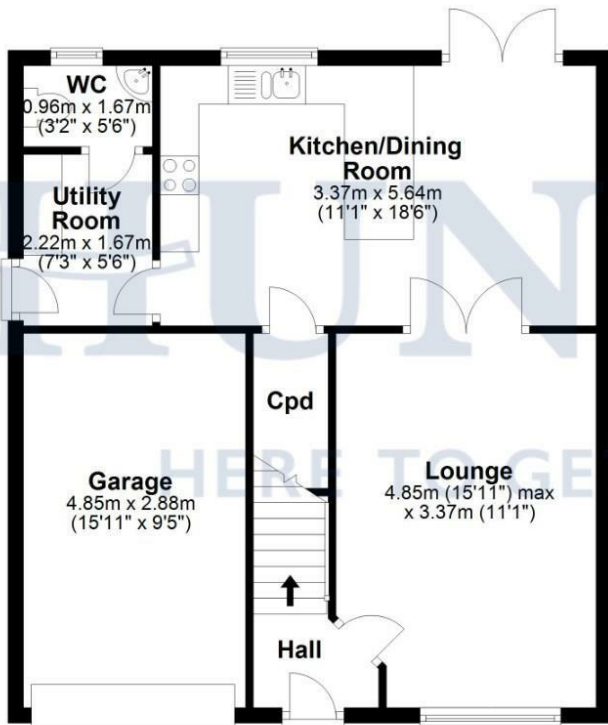
Annual Service Charge Amount £100 (approx.)

Council Tax Banding; ROCHDALE COUNCIL BAND E.

Floorplan

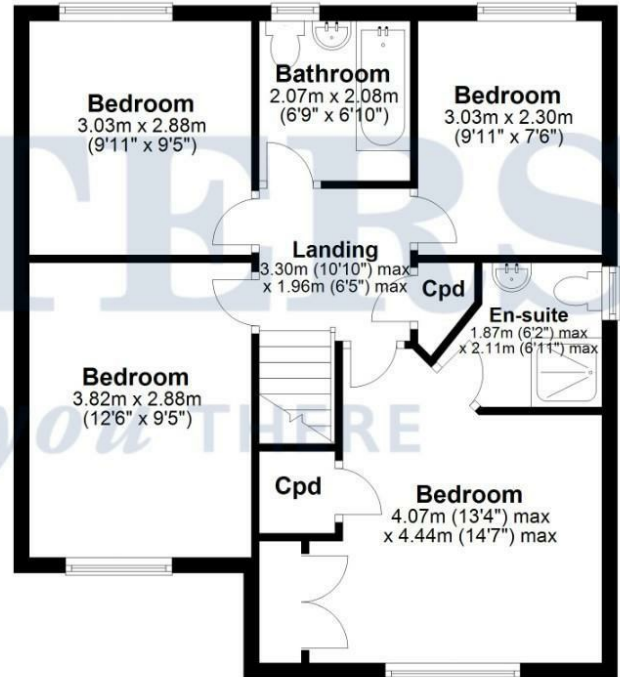
Ground Floor

Approx. 61.6 sq. metres (663.2 sq. feet)



First Floor

Approx. 57.6 sq. metres (619.5 sq. feet)



Total area: approx. 119.2 sq. metres (1282.7 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.

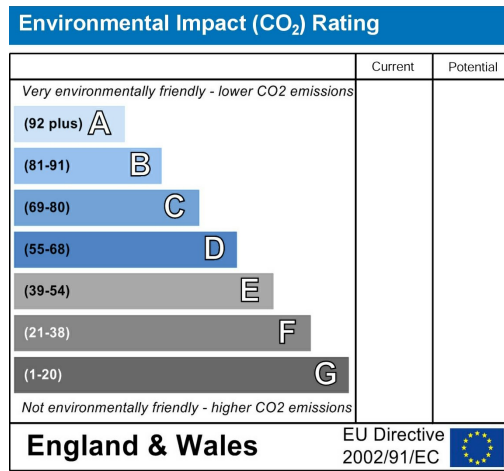
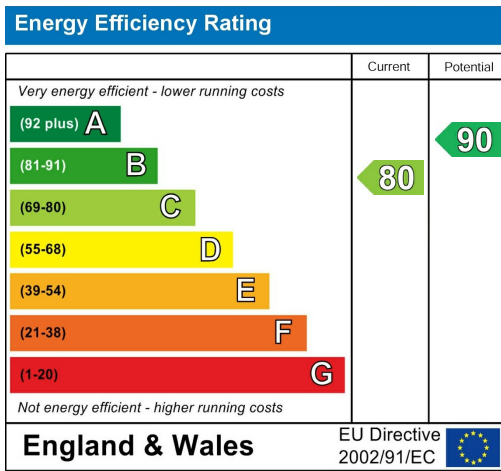
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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