

HUNTERS[®]

HERE TO GET *you* THERE



Ramsden Road

Wardle, OL12 9NJ

£535,000



- STUNNING STONE BUILT DETACHED PROPERTY
- WALKING DISTANCE TO WATERGROVE RESERVOIR
- THREE RECEPTION ROOMS
- THREE BATHROOMS
- COUNCIL TAX BAND G, EPC RATING TBC
- IN THE HEART OF IDYLIC VILLAGE
- LARGE KITCHEN DINER PLUS UTILITY
- FOUR BEDROOMS
- GARAGE GARDENS AND GATED DRIVEWAY
- FREEHOLD

Tel: 01706 390 500

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A rare opportunity has come to the market to purchase this stunning stone built detached family home, which is hidden away within the conservation area of Wardle village. Boasting spacious accommodation over three levels which briefly comprises of a generous entrance hall, three reception rooms, gym, fabulous dining kitchen, utility room, four bedrooms and three bathrooms. All set set within mature gardens with a gated driveway for plenty of off road private parking and a large garage. Being within the heart of the village makes it an idyllic location and walking distance to the local amenities and also only a few minutes walk from the beautiful Watergrove Reservoir. The interior has been designed with spaciousness in mind and benefits from luxury bathrooms, including a glass-walled master en-suite wet room and bespoke designed contemporary kitchen complete with large island breakfast bar. High quality materials have been used throughout making this the perfect blend of a modern interior and traditional stone built exterior. Call now to arrange a viewing to fully appreciate the property inside and out.

GROUND FLOOR

The large welcoming hallway really is a feature of the house as you enter via the stone front arched porch, with the stairs leading up to the first floor landing and an internal door into the useful downstairs WC, a must in any family home! The generous living accommodation is perfect for any growing family, with the large main living room featuring a fire place giving the room a lovely focal point with plenty of natural light from the windows to both the side and front aspects. The second sitting room is perfect as a snug or play room and is also a good size with a window to the front aspect. The third reception room being the dining room, which is open plan to the kitchen therefore gives a wonderful open plan family kitchen diner, with further seating at the huge island which can seat a further 6. The kitchen is a wonderful modern range of quality base and eye level units with an array of integrated appliances including Neff hide n slide double combination oven with warming drawer, full length fridge and full length freezer, dish washer, wine fridge and induction hob with downward extractor. A truly fabulous space to be enjoyed. Furthermore to the ground floor is also a double bedroom with its own en-suite shower room, which is great for elderly relatives or as a teenagers bedroom.

LOWER GROUND FLOOR

A great space with multiple uses, having been used as a gym for several years, but would also make a great cinema room/music room or craft room. The utility room can also be found on the lower ground floor with space and plumbing for the usual white good appliances. A door leads through to the large tandem garage with and up and over door which also has power and lighting.

FIRST FLOOR

Offering three spacious bedrooms, two of which

have fitted wardrobes and the master boasting a glass dividing wall to the large en-suite, a real feature of this home. The family bathroom is a four piece suite briefly comprising of a low level WC, wash hand basin, free standing bath and walk in shower, fully tiled and a heated towel rail.

OUTSIDE

The gardens are beautifully landscaped and offer plenty of different seating and entertaining spaces, along with the pergola and hot tub area. Well manicured lawns with an array of well established plants, shrubs and trees all enclose the grounds. The private electric gated driveway provides parking for up to 5 cars. There is also outside lighting, CCTC, outside tap and the property is fully alarmed.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; G

EPC RATING: TBC

Floorplan

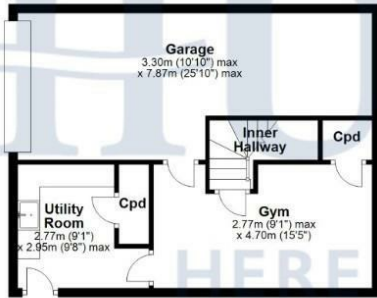
Ground Floor

Approx. 122.7 sq. metres (1320.7 sq. feet)



Lower Ground Floor

Approx. 49.1 sq. metres (528.7 sq. feet)



First Floor

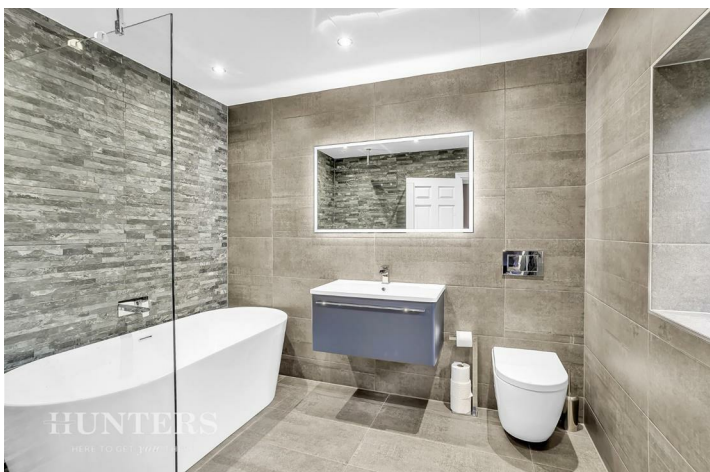
Approx. 71.2 sq. metres (765.9 sq. feet)



Total area: approx. 243.0 sq. metres (2615.3 sq. feet)

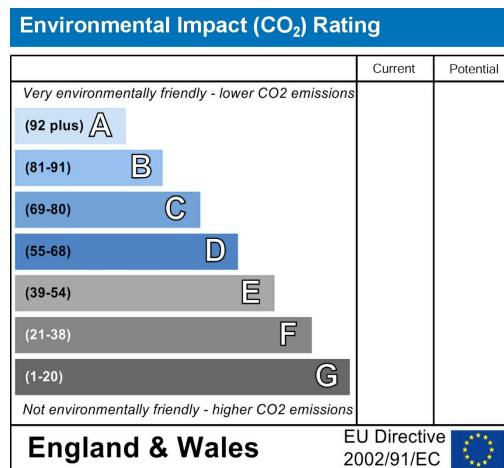
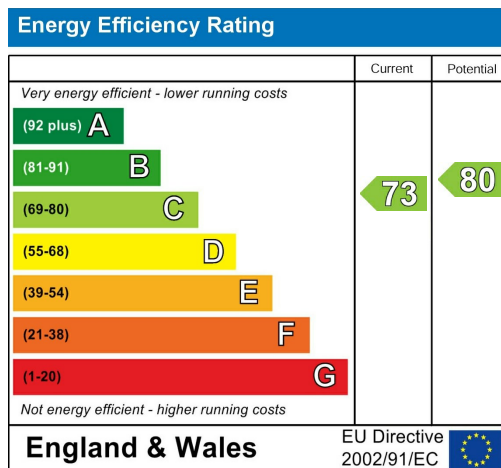
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own 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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