

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Woolfenden Way

Wardle, OL12 9SS

£270,000



- MODERN SEMI DETACHED PROPERTY
- FOUR BEDROOMS TWO BATHROOMS
- LIVING ROOM
- GARDENS AND DRIVEWAY
- EPC GRADE C

- SOUGHT AFTER DEVELOPMENT
- KITCHEN DINER
- DOWNSTAIRS WC
- FREEHOLD (with service charge)
- COUNCIL TAX BAND D

Tel: 01706 390 500

# Woolfenden Way

Wardle, OL12 9SS

£270,000



A modern and stylish semi detached family home, located on a highly popular development close to local primary and secondary schools. Situated on a quiet cul-de-sac, this property is an ideal family home, for those looking to move up the property ladder or even those looking to downsize, yet still want a modern spacious home. Briefly comprising of a welcoming entrance hall, downstairs wc, large lounge / dining area, a delightful breakfast kitchen, FOUR BEDROOMS, en-suite and a family bathroom. Externally, this property boasts a generous private garden to the rear with a summer house and a driveway for off road parking. Viewings are highly recommended to appreciate this property and its position. Sold with NO CHAIN.

### ENTRANCE HALL

A light welcoming hallway offering space to be able to hang coats and store shoes with the stairs to the first floor and access into the laundry cupboard. Underfloor heating.

### DOWNSTAIRS WC

Two-piece white suite comprising of a low level wc and wash hand basin, underfloor heating.

### KITCHEN DINER

15'0" x 8'1" (4.58 x 2.48 )

Incorporating a breakfast/dining area and fitted with a quality range of base and eye level units with integrated appliances including an induction hob with extractor hood, electric oven, microwave, fridge / freezer, dishwasher and sink and drainer unit. A window looks out to the front aspect and under floor heating.

### LOUNGE

10'9" max x 15'2" (3.30 max x 4.64)

Large light and airy room with underfloor heating and patio doors which open out onto the garden.

### FIRST FLOOR LANDING

Stairs to the second floor

### BEDROOM 2

15'7" max x 8'2" (4.75 max x 2.49 )

Double bedroom which is currently being used as a second lounge. Underfloor heating a window which looks out over the rear garden.

### BEDROOM 3

10'2" max x 8'2" (3.12 max x 2.49)

Double bedroom which is neutrally decorated with a front aspect window.

### BEDROOM 4

10'1" x 6'9" (3.09 x 2.06)

Single room which is currently being used as a home office but would also make a lovely bedroom for a young child. A window looks out over the rear garden.

### FAMILY BATHROOM

5'8" x 6'9" (1.74 x 2.06)

Three-piece suite comprising of a low level wc, wash hand basin and bath with a shower unit over.

### SECOND FLOOR

#### MASTER BEDROOM

20'5" max x 9'10" max (6.23 max x 3.00 max)

The master suite has its own floor and is a spacious light and airy double bedroom with fitted wardrobes and storage into loft space that is boarded and has a ladder and a light.

#### EN-SUITE

6'4" max x 7'4" max (1.95 max x 2.26 max)

Three-piece suite comprising of a low level wc, wash hand basin and a shower cubicle

#### EXTERNAL

The property has a driveway located at the side and a lovely private garden at the rear, with a paved patio seating area, lawn with a summerhouse boasting power and light.

#### Material Information - Littleborough

Tenure Type; FREEHOLD

Annual Service Charge Amount £109.22

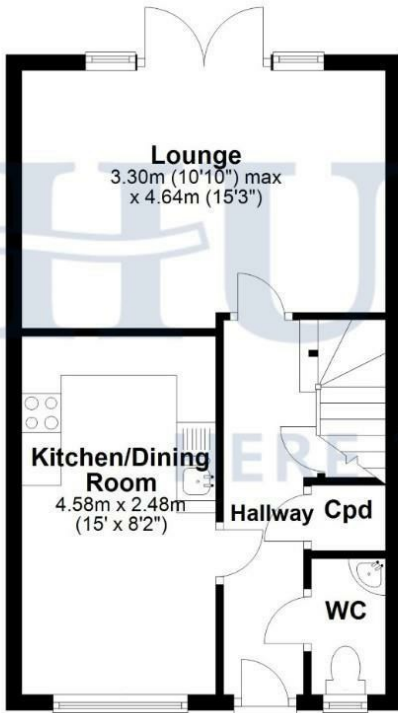
Council Tax Banding; ROCHDALE COUNCIL BAND D

EPC RATING: C

# Floorplan

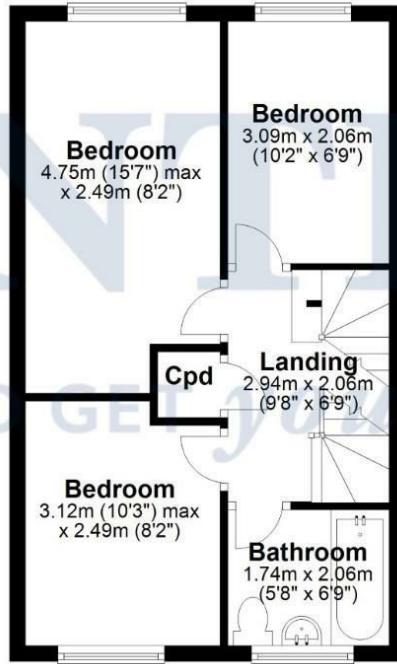
## Ground Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



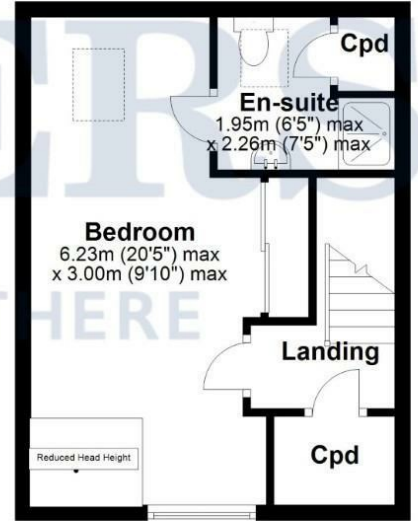
## First Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



## Second Floor

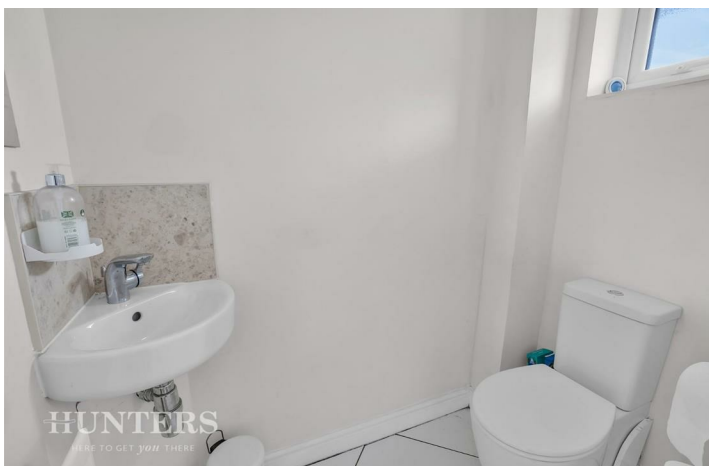
Approx. 28.9 sq. metres (311.2 sq. feet)



Total area: approx. 102.9 sq. metres (1108.1 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.

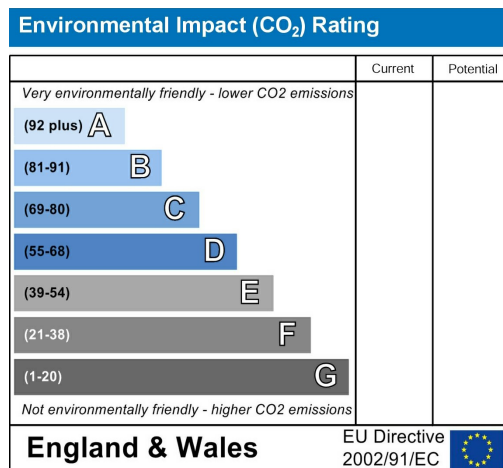
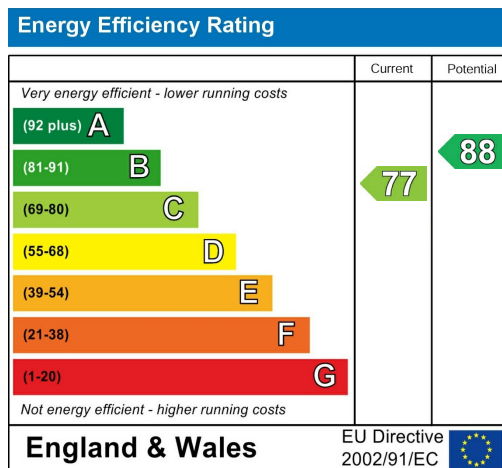
Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.







## 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.

85 Church Street, Littleborough, OL15 8AB  
Tel: 01706 390 500 Email: [littleborough@hunters.com](mailto:littleborough@hunters.com)  
<https://www.hunters.com>

