

HUNTERS®

HERE TO GET *you* THERE



Wasp Mill Drive

Wardle, OL12 9BB

£215,000



- MODERN END MEWS PROPERTY
- MODERN DINING KITCHEN
- GARDENS TO FRONT AND REAR
- AN IDEAL FIRST TIME BUY OR THOSE WANTING TO DOWNSIZE
- COUNCIL TAX BAND B

- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- DRIVEWAY PARKING
- EPC RATING C
- LEASEHOLD

Tel: 01706 390 500

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Wardle, OL12 9BB

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Hunters Estate Agents are pleased to be able to offer to the market this light and bright modern three bedroomed family home situated in the popular village of Wardle, close to open countryside and convenient for all local amenities. The property stands on a good sized plot, and enjoys gardens to the front and rear, with a good sized driveway providing off road parking. The accommodation briefly comprises of a useful entrance hall, downstairs modern WC, spacious lounge and a modern dining kitchen. To the first floor offers three bedrooms and a fitted bathroom. Externally the gardens are easy to maintain and offer great space along with plenty of off road parking. This property is considered ideal for a variety of purchasers including young families, first time buyers, and those looking to downsize. Call now to arrange a viewing.

ENTRANCE HALL

A useful space to be able to hang coats and store shoes.

DOWNSTAIRS WC

Modern white Low suite WC, and built in wash and basin.

LOUNGE

15'9" max x 14'9" max (4.82 max x 4.51 max)

An attractive, spacious lounge with an electric feature fireplace, open plan staircase, and a window to the front aspect.

DINING KITCHEN

8'5" x 14'9" (2.57 x 4.51)

A modern and recently installed high gloss kitchen, comprising of a range of wall and base units, sink, gas hob with over head extractor and a range of integrated appliances including fridge freezer, dishwasher, oven, microwave and washing machine. The kitchen offers space for a dining room table, useful under stairs storage cupboard and patio doors leading to the rear garden.

LANDING

With half panelled walls, access to all first floor rooms and loft access.

BEDROOM ONE

13'7" x 8'6" (4.15 x 2.61)

A spacious double bedroom located to the front of the property.

BEDROOM TWO

10'7" x 8'6" (3.24 x 2.61)

A further double bedroom located to the rear of the property.

BEDROOM THREE

10'6" max x 5'11" (3.22 max x 1.81)

The smallest of the three bedrooms with a built in storage cupboard.

BATHROOM

5'9" x 5'11" (1.77 x 1.81)

Fitted with a panelled bath with over head shower, low level WC and vanity sink with storage.

GARDENS

With a lawned garden to the front and pathway leading to the rear lawned garden with paved patio areas.

PARKING

Driveway parking for two cars can be located to the side of the property.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 134

Ground rent amount: £160.00 per annum

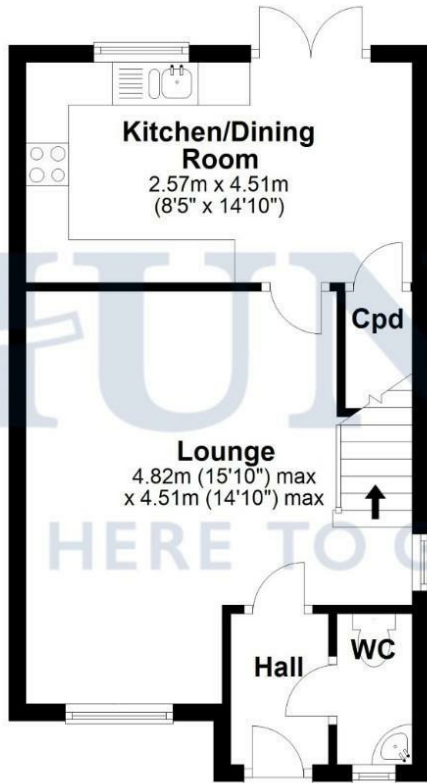
Council Tax Banding; ROCHDALE COUNCIL
BAND B

EPC Rating: C

Floorplan

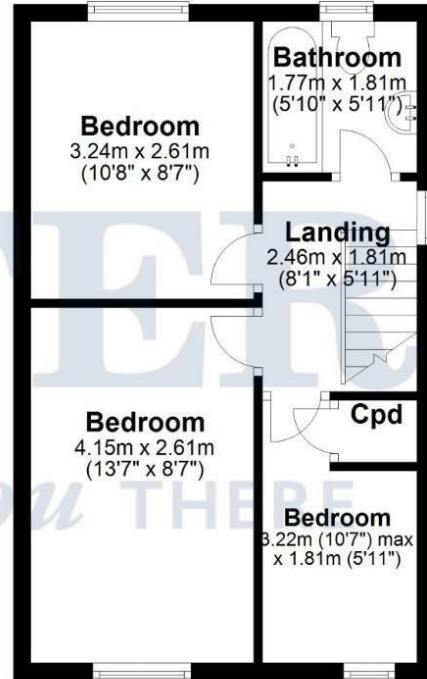
Ground Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.2 sq. feet)

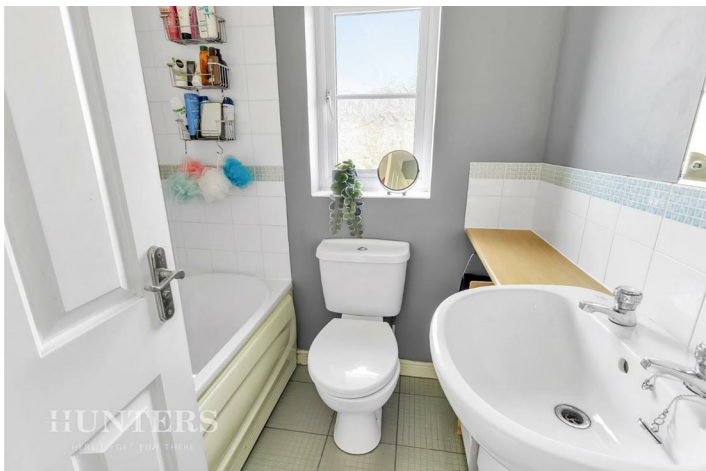


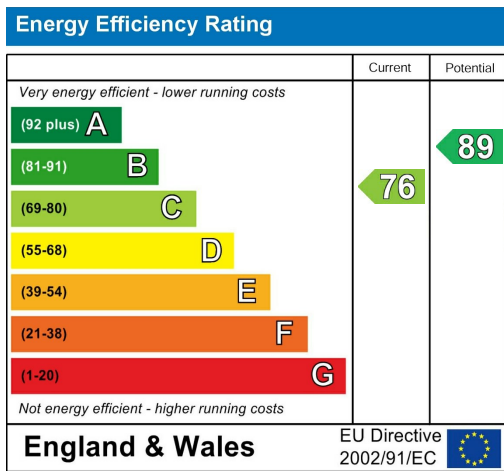
Total area: approx. 69.2 sq. metres (745.2 sq. feet)

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.

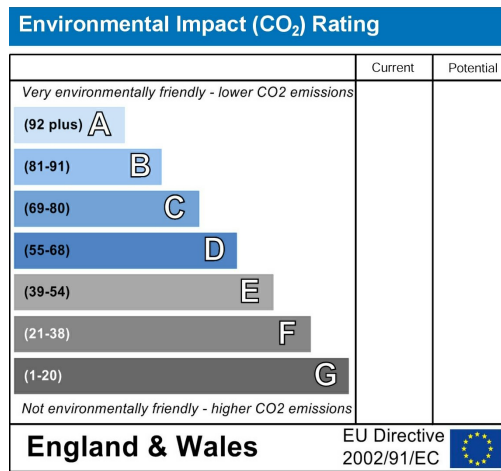
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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