

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Joseph Lister Drive

Wardle, OL12 9PT

£325,000



- FABULOUS MODERN HOME
- MASTER EN SUITE
- WONDERFUL SOUTH FACING GARDEN
- GARAGE & PLENTY OF PARKING
- COUNCIL TAX BAND E

- FOUR BEDROOM DETACHED
- OPEN ASPECT VIEWS
- DOWNSTAIRS WC
- EPC RATING TBC
- FREEHOLD with service charge

Tel: 01706 390 500

# Joseph Lister Drive

Wardle, OL12 9PT

£325,000



A fabulous property for any family looking for a home that is located within a highly sought after area, close to local schools and offers modern living accommodation throughout with enviable open aspect views. This detached property offers light and bright accommodation which briefly comprises of an entrance hall, lounge, dining kitchen and downstairs WC, four good sized bedrooms with an en-suite shower room to the master and a family bathroom. Externally the property offers a driveway for off-road parking for several cars with an integral garage (providing further development opportunity to convert into more living accommodation). Externally there are beautiful and well maintained front and rear gardens which have been landscaped and offer a wonderful space to sit out, entertain and enjoy. A viewing is highly recommended to fully appreciate the quality throughout. Call us now to arrange a viewing as we are expecting a high-level of interest in this home.

### Entrance Hall

A useful area to walk into, to hang coats and store shoes before entering the main living accommodation.

### Lounge

16'5" max x 10'5" max (5.01 max x 3.18 max)

Tastefully decorated living room with a window to the front aspect.

### Inner Hallway

Stairs lead to the first floor landing.

### Downstairs WC

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

### Dining Kitchen

8'1" x 19'1" (2.48 x 5.82)

Fitted kitchen with base and wall units with a built in oven and gas hob, space and plumbing for a washing machine and a fridge/freezer. One and a half bowl sink and drainer with a window that looks out over the rear garden. There is plenty of space for a family dining table with double doors that lead out onto the rear garden seating area.

### First Floor Landing

Accessing the first floor rooms and stairs leading to the second floor.

### Bedroom 2

12'11" x 9'4" (3.96 x 2.87)

Double bedroom offering ample space for bedroom furniture. With a lovely view to the front aspect.

### Bedroom 3

11'3" x 10'5" max (3.44 x 3.18 max)

A wonderful view from this beautifully decorated double bedroom, which overlooks the rear garden and the open aspect beyond.

### Bedroom 4

9'11" x 9'4" (3.04 x 2.85)

By no means a small box room, this good sized fourth bedroom offers plenty of space as a child's bedroom or would make an ideal home office, again benefiting from a fabulous far reaching view.

### Family Bathroom

8'1" x 8'3" (2.48 x 2.54)

White three piece suite briefly comprising of a low level WC, pedestal wash hand basin and bath with a shower over. Part tiled walls and a window to the rear aspect.

### Second Floor Landing

Accessing the master suite.

### Master Bedroom

7'6" max x 11'0" (2.30 max x 3.37)

A fabulous sized master suite which is light and bright with two windows, large walk in storage cupboard and a door to the en-suite.

### En-Suite Shower Room

8'7" x 7'8" (2.62 x 2.35)

Modern three piece suite comprising of a low level WC, pedestal wash hand basin and shower with a sky light window.

### Garage & Parking

The front the driveway provides off road parking for several cars. The integral garage has an up and over door with power and light. N.B. Neighbouring properties have converted the garage into further living accommodation which could also be an option for this home.

### Gardens

Side access leads to the rear garden which offers a wonderful family space to be able to sit out and enjoy. All enclosed by quality fencing and a feature original brick wall.

### Material Information - Littleborough

Tenure Type; FREEHOLD

Annual Service Charge Amount £124.47

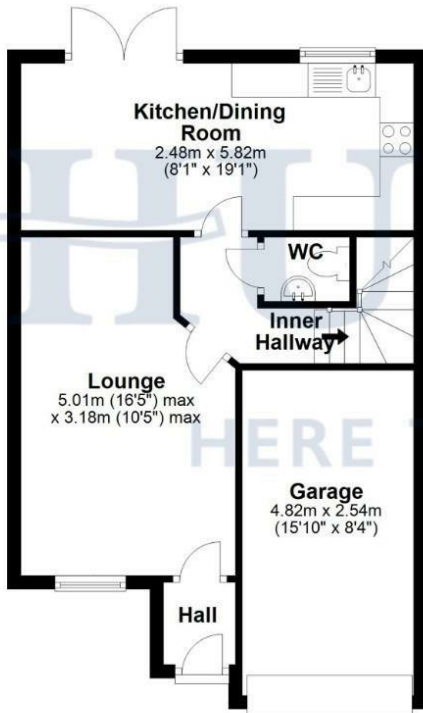
Council Tax Banding; ROCHDALE COUNCIL BAND E.



# Floorplan

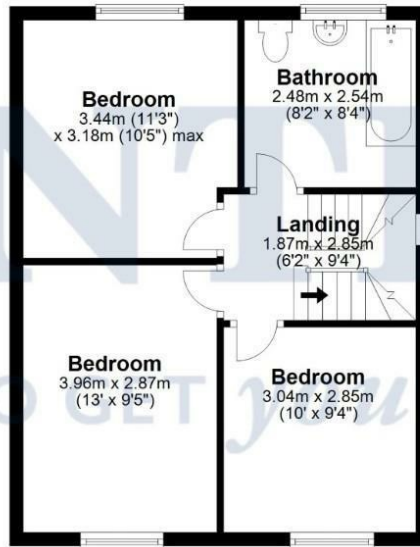
## Ground Floor

Approx. 50.2 sq. metres (540.8 sq. feet)



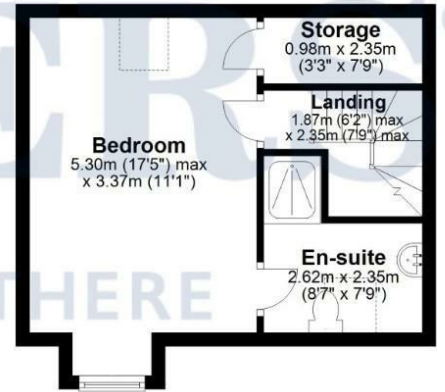
## First Floor

Approx. 43.9 sq. metres (472.5 sq. feet)



## Second Floor

Approx. 27.9 sq. metres (300.7 sq. feet)



Total area: approx. 122.1 sq. metres (1314.0 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.  
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Plan produced using PlanUp.

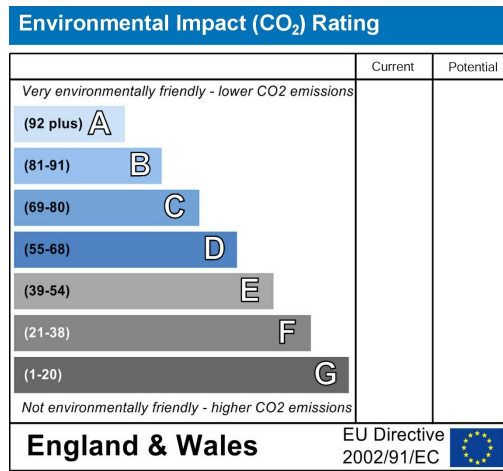
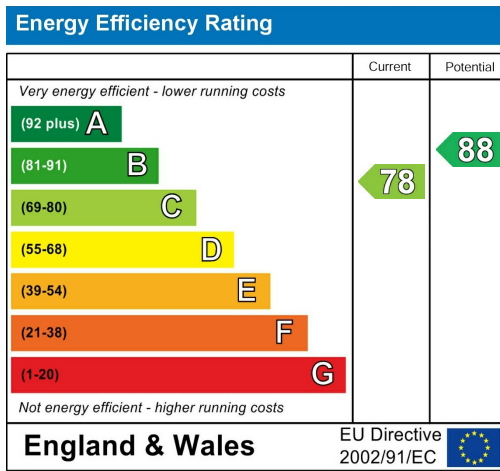








## Energy Efficiency Graph



## 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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