

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 53 Ramsden Road

Wardle, OL12 9LB

Offers In Excess Of £250,000



- DOUBLE FRONTED STONE PROPERTY
- THREE DOUBLE BEDROOMS
- EXTENSIVE CELLAR ROOMS, IDEAL FOR CONVERSION
- IDYLIC CENTRAL VILLAGE LOCATION
- EPC RATING E
- SUBSTANTIAL PLOT WITH SCOPE FOR DEVELOPMENT
- TWO RECEPTION ROOMS
- GATED DRIVEWAY WITH DETACHED LARGER THAN AVERAGE GARAGE
- HOUSE IS LEASEHOLD, GARDEN IS FREEHOLD
- COUNCIL TAX BAND C

Tel: 01706 390 500

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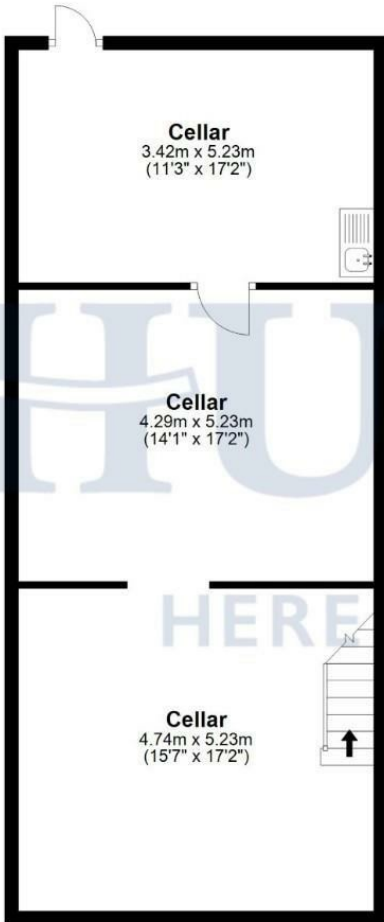
Offers In Excess Of £250,000



Hunters Estate Agents are delighted to offer to the market Teviot House, dating back to 1884 and located in the heart of Wardle village occupying a substantial plot. This double fronted stone property offers a wealth of charm and character with spacious living accommodation, as this originally was back to back properties, four homes in total, and was all combined in the 1930s. This three storey home briefly comprises of an entrance hall, living room, sitting room, kitchen diner, extensive cellar rooms with potential for conversion, three double bedrooms and a family bathroom with a cast iron bath. Externally the property has a gated driveway leading to a larger than average garage which can hold two cars and has an inspection pit inside, the garden is generous and offers fantastic potential to landscape or scope to develop and extend the property subject to the necessary planning. This wonderful home has been lovingly owned by the current family for 55 years and is now in need of modernisation but we are excited to hear about buyers potential plans. The location is idyllic being within the heart of the village making it a sought after and convenient position, within walking distance to the local amenities including primary and high schools, local shops and also only a short walk from the beautiful Watergrove Reservoir. Nearby mainline train stations for Leeds and Manchester can be located in Smithy Bridge and Littleborough. Sold with no onward chain, viewings come highly recommended, call now to book a viewing.

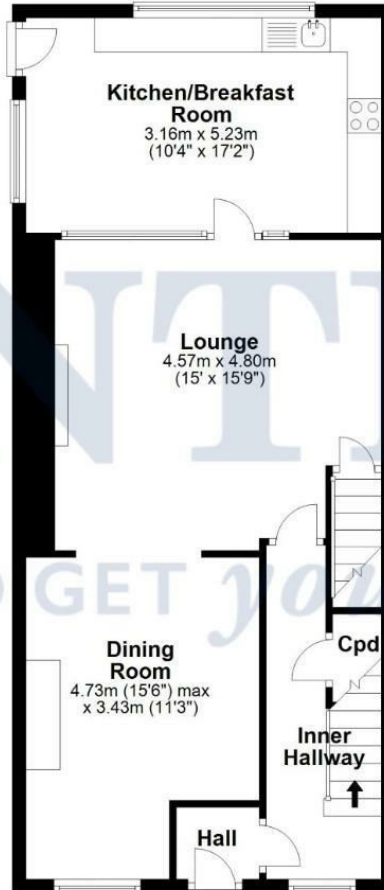
### Basement

Approx. 66.1 sq. metres (711.9 sq. feet)



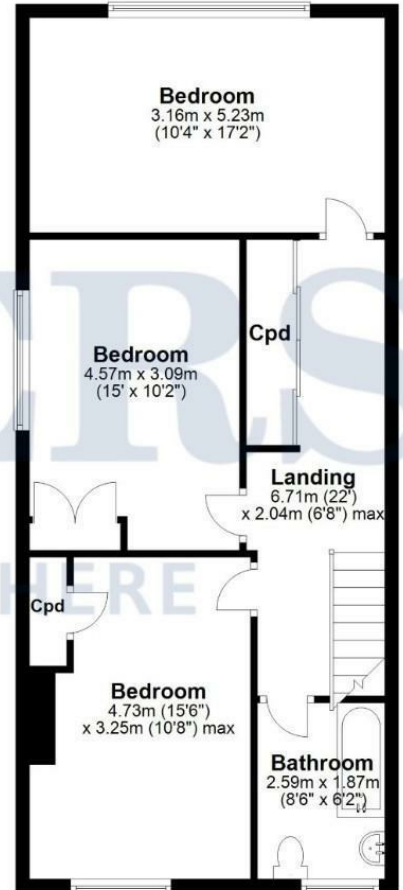
### Ground Floor

Approx. 66.1 sq. metres (711.9 sq. feet)



### First Floor

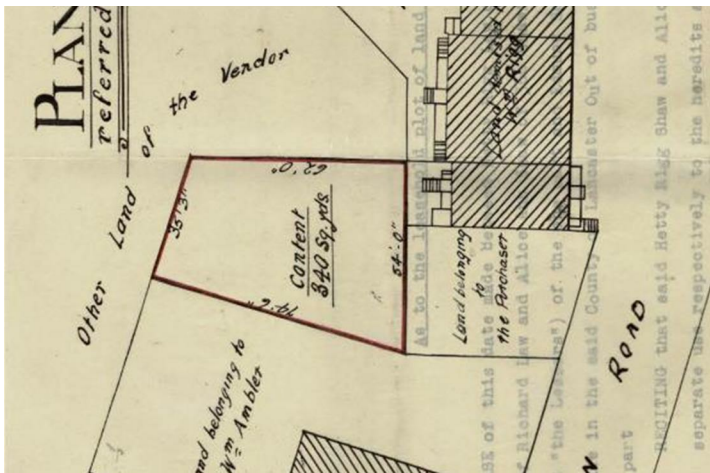
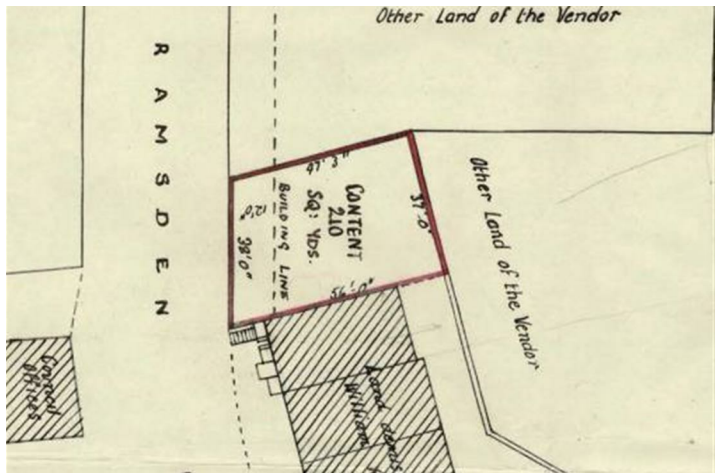
Approx. 66.1 sq. metres (711.9 sq. feet)



Total area: approx. 198.4 sq. metres (2135.7 sq. feet)

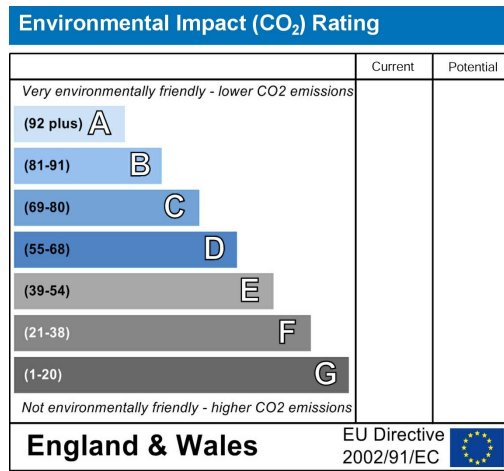
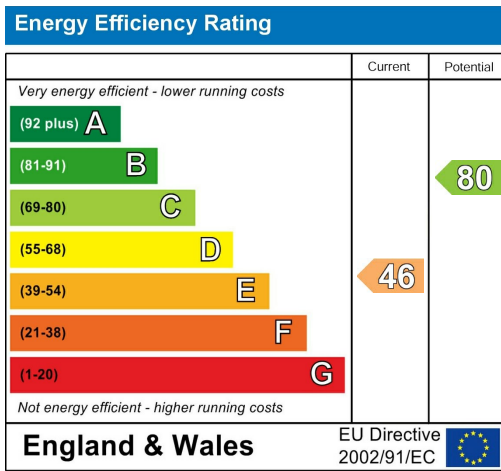
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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