

HUNTERS[®]

HERE TO GET *you* THERE



Wasp Mill Drive

Wardle, Rochdale, OL12 9BB

£240,000



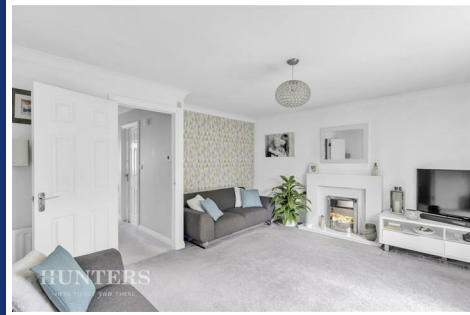
- IMMACULATELY PRESENTED MEWS PROPERTY
- LOCATED IN A QUIET RESIDENTIAL LOCATION, WITH NO THROUGH TRAFFIC
- CLOSE TO OPEN COUNTRYSIDE
- COUNCIL TAX BAND C
- LEASEHOLD
- THREE DOUBLE BEDROOMS, THREE BATHROOMS
- MODERN KITCHEN AND BATHROOM FITTINGS
- EXCELLENT LOCAL AMENITIES
- EPC RATING C

Tel: 01706 390 500

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Hunters Estate Agents are delighted to offer to the market this beautifully presented property. Located in this sought-after development, which is close to Wardle village and wonderful open countryside with Watergrove Reservoir only a few minutes away. Immaculately presented throughout with a quality fitted kitchen and bathrooms the accommodation briefly comprises of an entrance hall with a downstairs shower room, double bedroom to the ground floor with an aspect over the rear garden and an integral garage. To the first floor the modern fitted kitchen has quality fittings and is light and bright. The lounge is spacious and airy with an aspect over the rear garden. On the second floor there are two spacious double bedrooms, en-suite shower to the master bedroom and a family bathroom. Externally the off-road parking via the driveway provides parking for two cars and the garage which is extremely useful and offers potential for further development (providing all necessary building reg's are obtained). The garden offers a pleasant outside space to be able to sit out and enjoy the warmer months. Gas centrally heated and double glazed. A fantastic and spacious home ready to move straight into. Call now to arrange your viewing as we are expecting a high level of demand and interest in this property.

Entrance Hall

A welcoming hallway which offers a useful under-stair storage cupboard, wall mounted radiator and solid oak flooring. Internal doors to the ground floor accommodation and stairs that lead to the first floor.

Shower Room

To have three bathrooms in any home is such a benefit and this one being on the ground floor provides practically en-suite facilities for the bedroom. Comprising of a three-piece suite including a spacious shower cubicle with wall mounted shower head, low level WC and wash hand basin. There is also a wall mounted radiator and the room is decorated with a fully tiled floor.

Bedroom 3

19'0" max x 8'5" (5.80 max x 2.57)

Formally a garage which has been converted to create such a versatile room which could be used for a number of purposes, a great third double bedroom ideal for an older child or a fabulous guest bedroom. It could even be used as a second reception room depending on your requirements. Presented with solid wooden flooring, a set of patio doors leading to the rear garden and two wall mounted radiators.

Utility Room

5'5" x 6'3" (1.67 x 1.91)

Such a useful room to have in any home room, comprising of modern units with built in storage with complimentary work-surfaces, plumbing for a washing machine, a single sink and drainer and the property's boiler. The room also benefits from a wall mounted radiator and stylish laminate flooring. There is an external door leading out to the rear garden.

First Floor Landing

Generous landing which benefits from a window to the front aspect and a wall mounted radiator. From the landing internal doors lead to the lounge and kitchen with stairs leading to the second floor.

Lounge

13'11" max x 15'0" (4.25 max x 4.59)

A generous living room which is bright and airy offering plenty of space for furniture. A wall mounted electric fire with marble hearth giving the room a lovely focal point. There are also two wall mounted radiators and stylish coving to the ceiling. The large window which overlooks the rear garden floods the room with plenty of natural light.

Breakfast Kitchen

11'8" x 7'10" (3.57 x 2.41)

Stylish and modern kitchen with space for a breakfast table. There is a range of quality wall and base units providing plenty of storage with complimentary work-surfaces. Integrated appliances include a fridge/freezer, fitted oven with hob and overhead extractor, with space for a dish washer and a built in single sink and drainer. A window looks out to the front aspect, with a wall mounted radiator and laminate flooring.

Second Floor

Another generous sized landing with internal doors leading to the bedrooms and the family bathroom.

Master Bedroom

14'5" max x 8'11" (4.41 max x 2.73)

Spacious double bedroom with fitted double wardrobes and an outlook over the rear garden.

En-Suite Shower

15'2" x 5'9" (4.63 x 1.76)

A generous sized en-suite which comprises of a three-piece suite including a shower, low flush WC and wash hand basin. There is also a wall mounted radiator and frosted window.

Bedroom 2

11'2" max x 11'3" (3.41 max x 3.44)

Tastefully decorated second double bedroom, which again has fitted wardrobes. The window looks out to the front aspect.

Family Bathroom

6'3" x 5'9" (1.92 x 1.76)

A well-presented and spacious family bathroom with three-piece suite comprising of a panelled bath with wall mounted shower head, low flush WC, and wash hand basin built on a useful vanity unit. The bathroom benefits from a heated towel rail, and is decorated with tiles to the walls with cushioned flooring.

Garden

The garden offers a pleasant outside space to be able to sit out and enjoy the warmer months.

Garage & Parking

The off-road parking via the driveway provides parking for two cars and the garage, which is extremely useful, offers potential for further development (with relevant building reg's required).

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 134

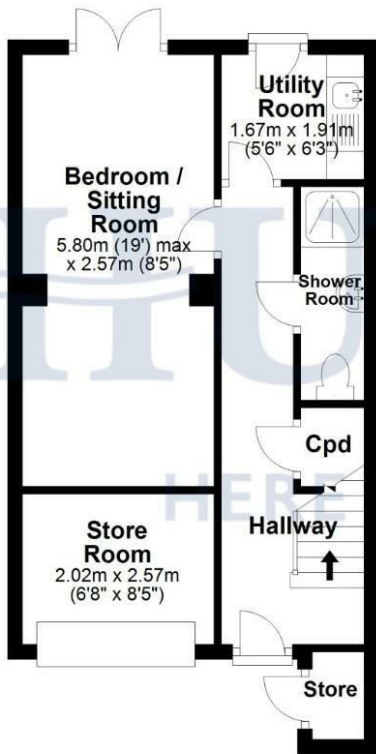
Leasehold Annual Ground Rent Amount £210

Council Tax Banding; ROCHDALE COUNCIL BAND C.

Floorplan

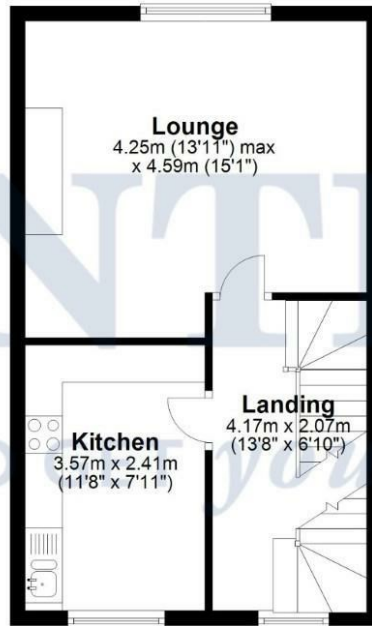
Ground Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



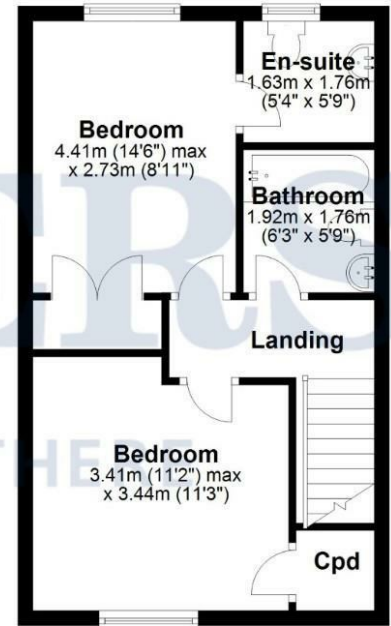
First Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



Second Floor

Approx. 36.3 sq. metres (390.7 sq. feet)

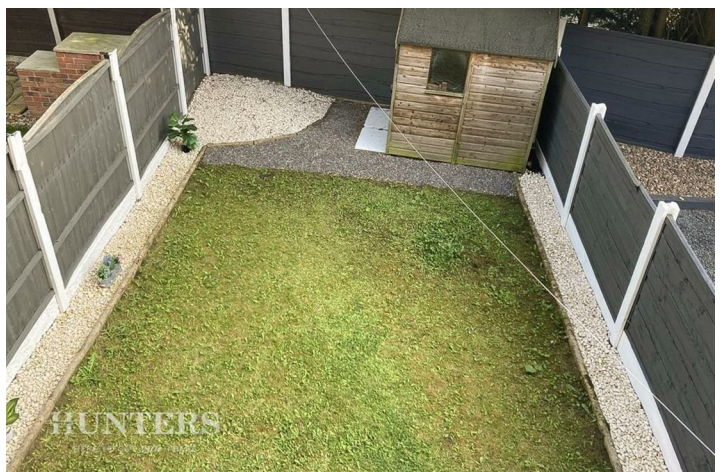


Total area: approx. 109.8 sq. metres (1181.6 sq. feet)

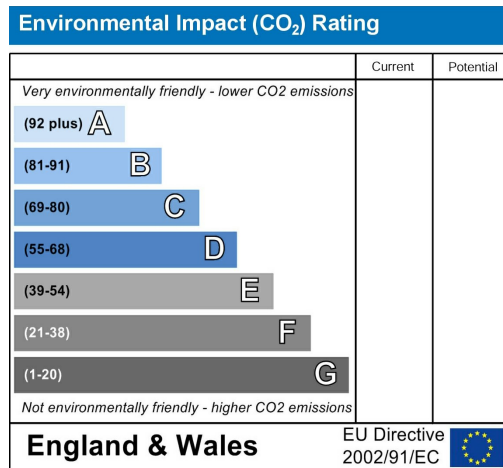
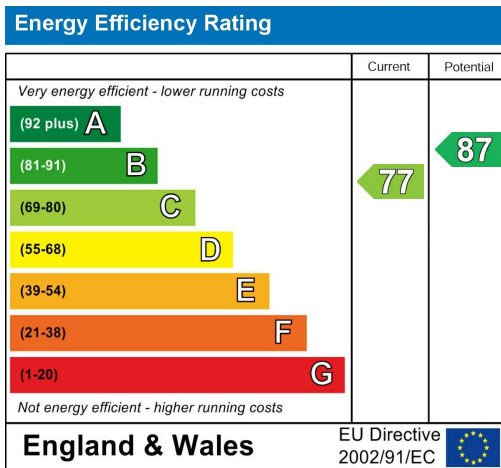
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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