

HUNTERS[®]

HERE TO GET *you* THERE



Oakhurst Close

Wardle, OL12 9EJ

£240,000

- MODERN FAMILY HOME
- QUIET CUL DE SAC

- MASTER BEDROOM WITH EN SUITE AND HILL SIDE VIEWS
- PRIVATE ENCLOSED GARDEN TO REAR
- COUNCIL TAX BAND C



- THREE DOUBLE BEDROOMS
- CLOSE TO LOCAL PRIMARY AND SECONDARY SCHOOLS
- DOUBLE DRIVEWAY PARKING
- EPC RATING B
- FREEHOLD WITH SERVICE CHARGE

Tel: 01706 390 500

Oakhurst Close

Wardle, OL12 9EJ

£240,000



Situated on a highly popular development on a quiet cul de sac offers this three bedroom modern family home. Located within easy access of the local train station and both primary and secondary schools, this property is an ideal family home comprising of spacious lounge, dining kitchen and downstairs WC to the ground floor. The first floor offers two double bedrooms and family bathroom. The master bedroom is located on the second floor with en suite bathroom. Externally this property boasts from driveway parking to the front for two cars and a low maintenance garden to the rear with side access to the property for bin removal and storage. The down stairs carpet is newly fitted. Viewings are highly recommended to appreciate this family home on offer.

GROUND FLOOR

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ENTRANCE HALL

4'10" x 7'1" (1.48 x 2.17)

with radiator and door leading to the lounge.

LOUNGE

11'11" x 14'4" (3.63 x 4.36)

a generous size lounge with built in storage cupboard, radiator and double glazed window to the front aspect.

CLOAKROOM

3'9" x 4'6" (1.14 x 1.36)

a modern fitted suite comprising of a low level WC, wash hand basin and radiator.

DINING KITCHEN

9'3" x 11'11" (2.81 x 3.63)

a modern dining kitchen fitted with a range of wall and base units, stainless steel sink, electric oven, gas hob and over the head extractor fan. The combi boiler is also located in the kitchen. There is space for a dining table with double French doors leading to the rear garden.

FIRST FLOOR

FIRST FLOOR

LANDING

5'10" x 10'7" (1.79 x 3.23)

with radiator and stairs leading to the second floor.

BEDROOM 2

11'11" x 12'1" (3.63 x 3.68)

a double bedroom located to the front of the property with two double glazed windows enjoying hill side views and radiator.

BEDROOM 3

7'10" x 11'11" (2.39 x 3.63)

a further double bedroom located to the rear of the property with double glazed window and radiator.

BATHROOM

5'9" x 7'4" (1.75 x 2.23)

a modern three piece fitted bathroom suite comprising of a panelled bath, low level WC, wash hand basin and radiator.

SECOND FLOOR

SECOND FLOOR

LANDING

with fitted storage cupboard and door leading to the master bedroom.

MASTER BEDROOM

8'5" x 17'0" (2.57 x 5.19)

a spacious master bedroom with double glazed window to the front aspect enjoying hillside views, radiator and access to the en suite shower room.

EN SUITE SHOWER ROOM

4'10" x 10'10" (1.47 x 3.3)

a modern three piece suite comprising of a fitted shower, low level WC and wash hand basin. Radiator and double glazed window.

EXTERNAL

to the front of the property offers a double driveway and a paved pathway leading to the entrance. The rear offers a low maintenance garden with artificial grass and a separate piece of private land to the rear with side access.

Material Information - Littleborough

Tenure Type; FREEHOLD

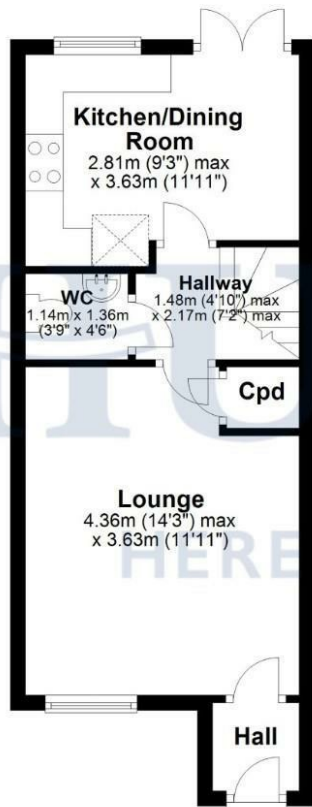
Annual Service Charge Amount £103.00 per annum

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

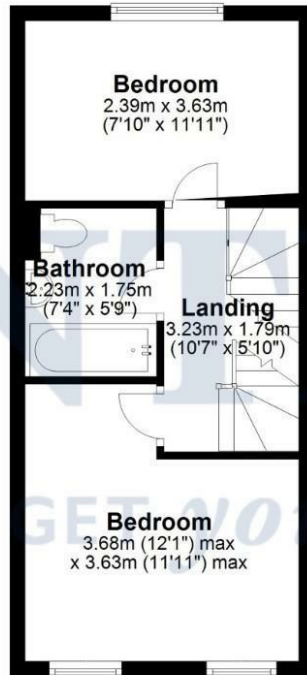
Ground Floor

Approx. 32.4 sq. metres (348.2 sq. feet)



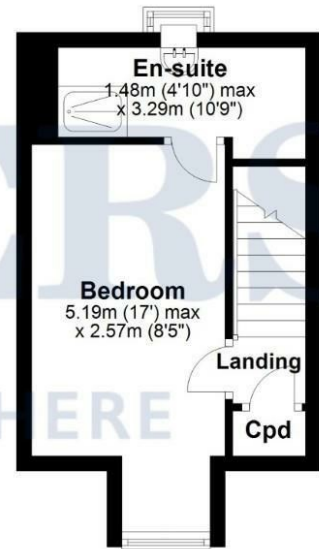
First Floor

Approx. 30.9 sq. metres (332.5 sq. feet)



Second Floor

Approx. 21.0 sq. metres (226.3 sq. feet)



Total area: approx. 84.3 sq. metres (907.0 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.

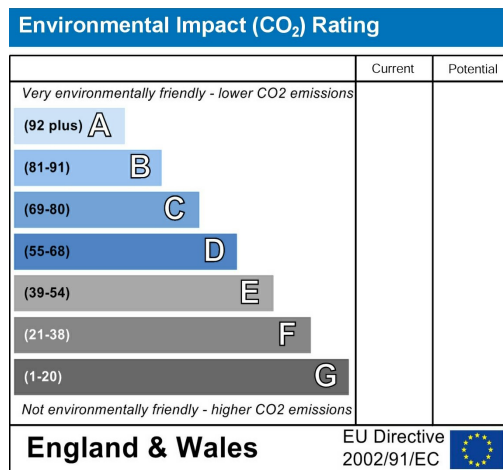
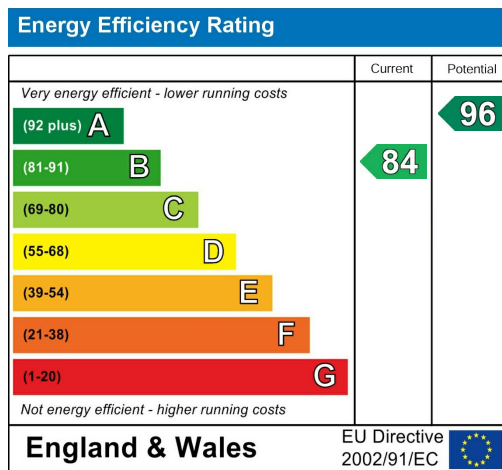
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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