

HUNTERS[®]

HERE TO GET *you* THERE



Pennine Drive

Wardle, Rochdale, OL12 9PA

£195,000



- THREE BEDROOM TOWN HOUSE
- OPEN PLAN LIVING/DINER/KITCHEN
- GARAGE TO REAR
- EPC RATING C
- COUNCIL TAX BAND B
- HIGHLY POPULAR RESIDENTIAL LOCATION CLOSE TO LOCAL SCHOOLS
- GARDENS TO FRONT & REAR
- SOLD WITH NO CHAIN
- FREEHOLD

Tel: 01706 390 500

Pennine Drive

Wardle, Rochdale, OL12 9PA

£195,000



Situated in a quiet location within a popular development in the heart of Wardle village, conveniently located for all local amenities, good transport links, excellent schools and on the doorstep of Watergrove Reservoir. Hunters are pleased to offer this three bedroom town house. Briefly comprising of a spacious lounge through diner, open plan to the kitchen on the ground floor, leading to the first floor with three bedrooms and a fitted bathroom suite. This property boasts a lawn garden to the front and a low maintenance garden to the rear with a single garage. Sold with NO ONWARD CHAIN.

Entrance

A useful space to hang coats and store shoes, with stair access to the first floor and door to the lounge.

Lounge/diner

24'0" x 14'3" (7.33 x 4.36)

A bright and airy lounge located to the front of the property with a useful under stairs storage cupboard opening into the dining area with plenty of space for a family dining table and doors leading out to the garden, open plan to the kitchen.

Kitchen

10'2" x 9'4" (3.10 x 2.87)

An open plan dining kitchen, fitted with a range of wall and base units, sink, gas hob with overhead extractor fan, electric oven, plumbing for a washing machine and integrated fridge and freezer.

Landing

7'8" x 7'0" (2.36 x 2.14)

With access to all first floor bedrooms and loft space where the combi boiler can be located.

Bedroom 1

12'5" x 10'7" (3.79 x 3.25)

A spacious double bedroom located to the rear of the property, overlooking the garden with built-in wardrobes.

Bedroom 2

11'3" x 9'3" (3.44 x 2.82)

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

Bedroom 3

8'2" x 4'6" (2.49 x 1.38)

The smallest of the three bedrooms with space for a single bed with a useful built-in cupboard. Window to the front aspect.

Gardens and Garage

Garden to the front and rear with a single garage which is accessed via the rear.

Material Information - Littleborough

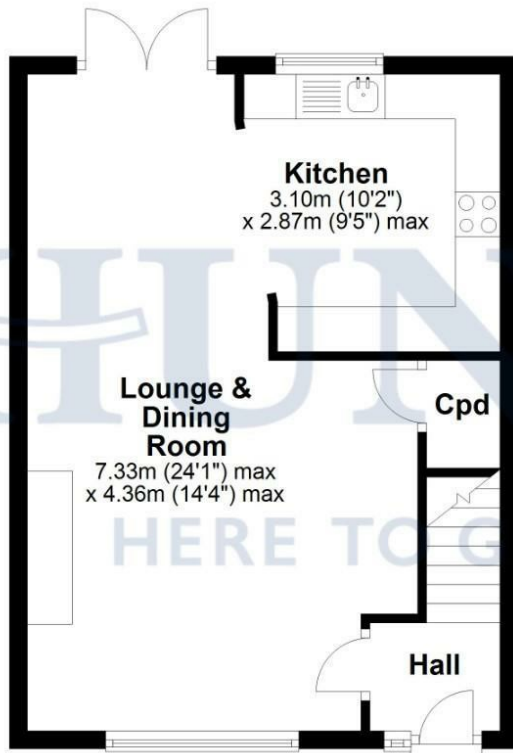
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

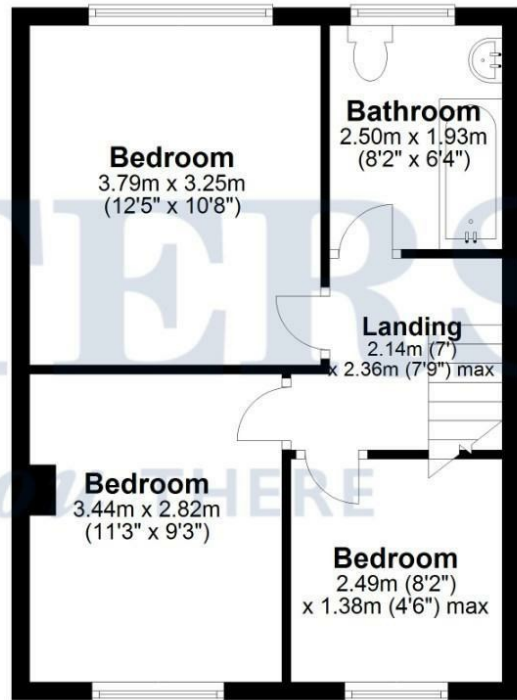
Ground Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.4 sq. feet)

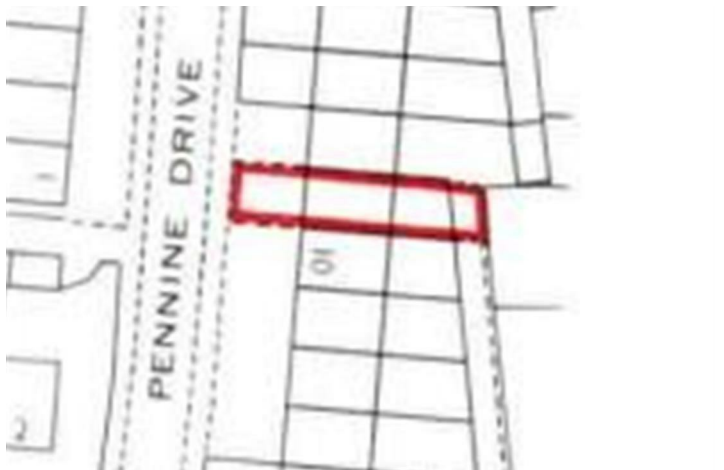


Total area: approx. 75.0 sq. metres (807.2 sq. feet)

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.

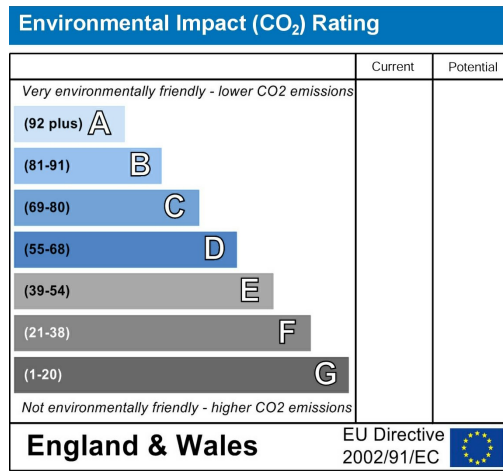
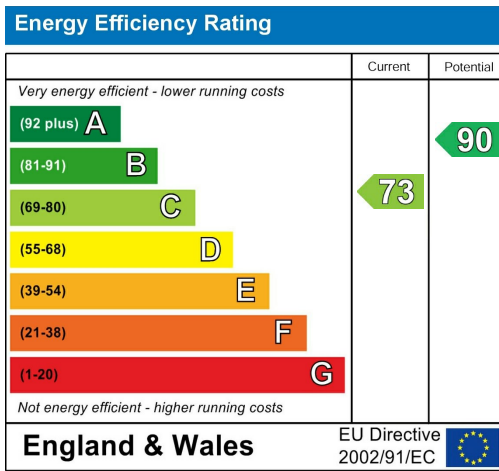






HUNTERS
HERE TO GET YOU THERE

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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
<https://www.hunters.com>

