

HUNTERS[®]

HERE TO GET *you* THERE



East Street

Wardle, Rochdale, OL12 9JZ

£190,000



- MODERN END TOWNHOUSE
- HIGHLY POPULAR RESIDENTIAL LOCATION CLOSE TO LOCAL SCHOOLS
- NEW KITCHEN DINER AND BATHROOM
- SOLD WITH NO ONWARD CHAIN
- EPC RATING C

- FULL RENOVATED THROUGHOUT
- THREE BEDROOMS
- GARDENS TO FRONT AND REAR WITH PARKING
- COUNCIL TAX BAND B
- LEASEHOLD

Tel: 01706 390 500

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Hunters Estate Agents are pleased to offer to the market this FULLY RENOVATED and well presented end townhouse. Situated in the heart of Wardle village, conveniently located to all local amenities, good transport links, excellent schools and on the doorstep of Watergrove Reservoir. With a new central heating system, new windows and re wire this house is ready to become a home and is being sold with no onward chain. Briefly comprising entrance hall, spacious light and airy lounge, modern fitted kitchen/dining room, three bedrooms and a family bathroom. Externally there are gardens to both front and rear and a driveway from off road parking. Call today to arrange your viewing.

Entrance

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

Lounge

13'3" x 12'7" max (4.05 x 3.84 max)

A bright and airy lounge located to the front of the property with a useful under stairs storage cupboard, open plan to the kitchen diner

Kitchen Diner

7'9" x 15'7" (2.38 x 4.77)

Newly fitted kitchen with base units, sink, electric hob with overhead extractor fan, electric oven, plumbing for a washing machine and space for a fridge freezer. The dining area offers ample space for a family dining table and French patio doors leading to the rear garden.

Landing

With access to all first floor bedrooms and loft space.

Bedroom 1

11'4" x 8'10" max (3.46 x 2.71 max)

A spacious double bedroom located to the rear of the property, over-looking the garden.

Bedroom 2

9'8" x 8'10" max (2.97 x 2.71 max)

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

Bedroom 3

6'7" x 7'8" (2.01 x 2.34)

The smallest of the three bedrooms, an ideal single child's bedroom or would make a useful home office.

Shower room

5'5" x 7'8" (1.67 x 2.34)

Newly fitted shower room, comprising of a walk-in shower, vanity sink and low level WC, with a heated towel rail and a window to the rear aspect.

External

Externally to the front of the property features a driveway providing off road parking and a low maintenance front garden. A side gate leads to the rear garden which offers a good space for any growing family to be able to sit out and play with a patio seating area and lawn.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 950

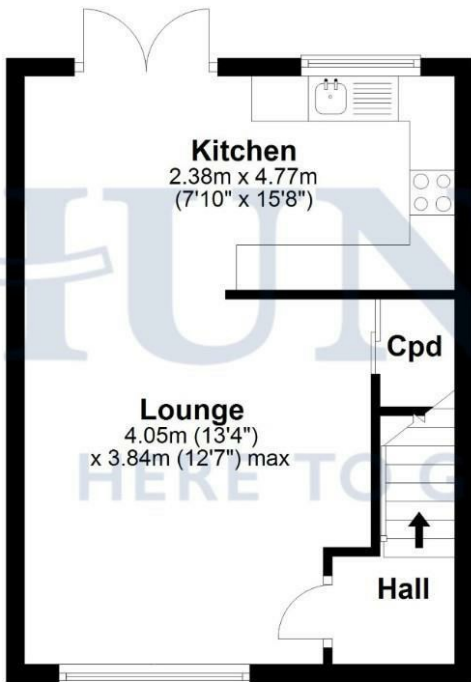
Leasehold Annual Ground Rent Amount £22

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

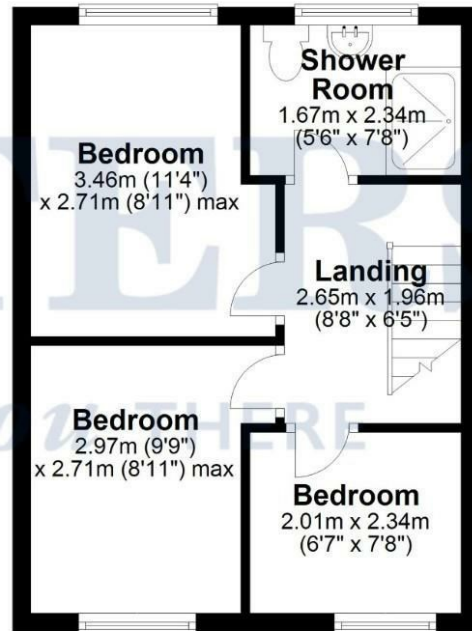
Ground Floor

Approx. 31.2 sq. metres (335.3 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.3 sq. feet)



Total area: approx. 62.3 sq. metres (670.7 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.

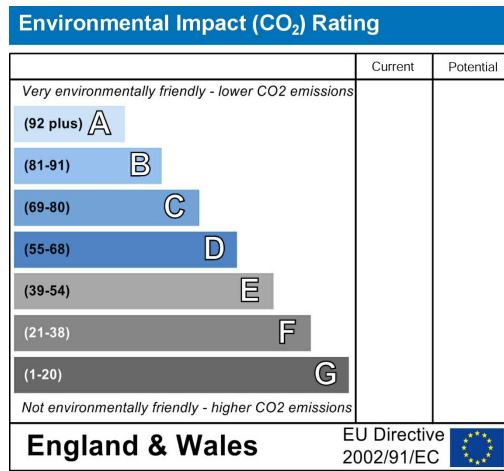
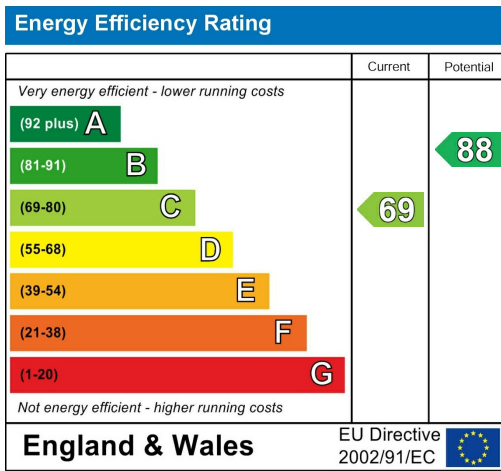
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







Energy Efficiency Graph



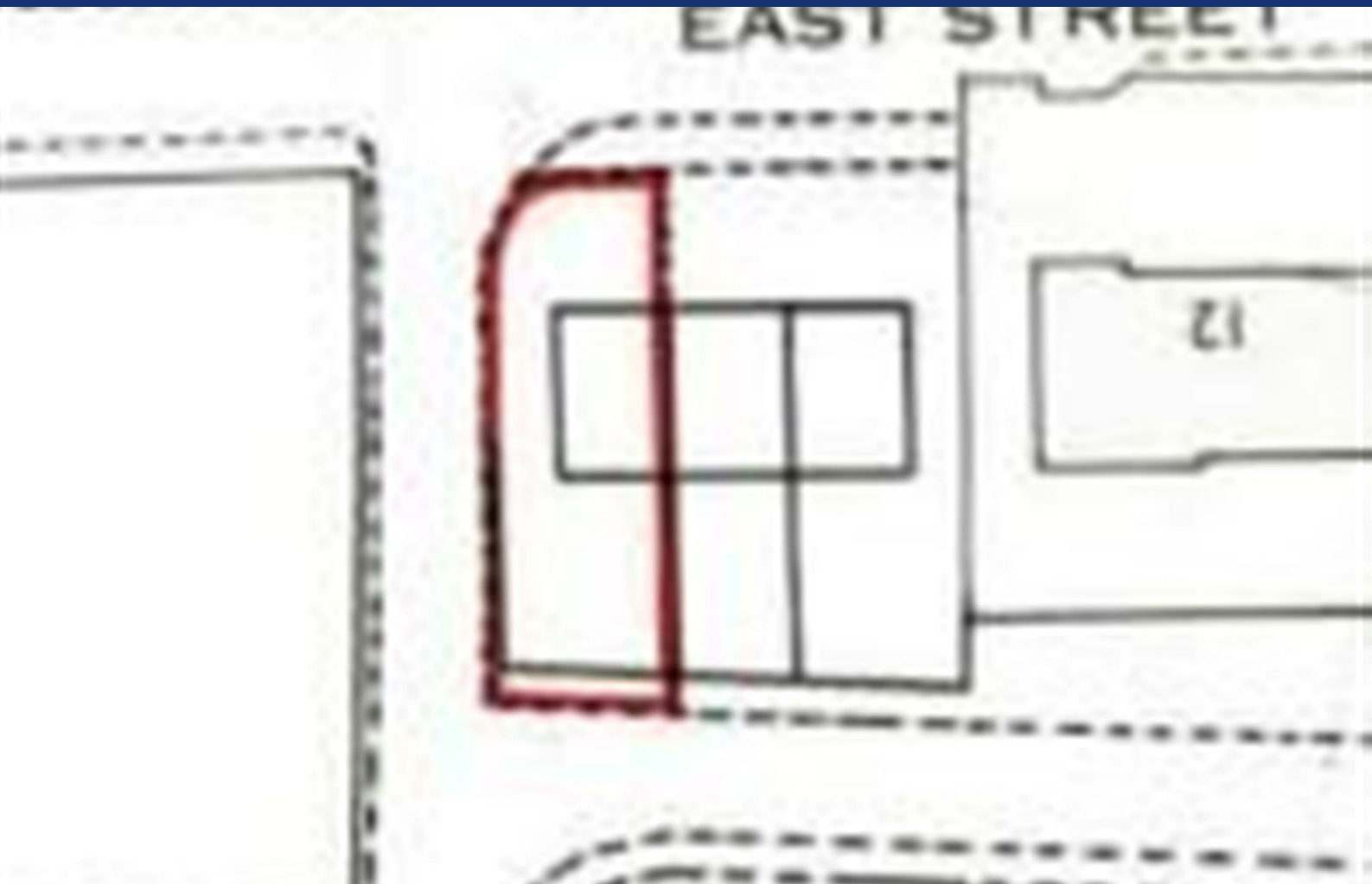
Viewing

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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