

HUNTERS[®]

HERE TO GET *you* THERE



Wayfarers Way

Wardle, OL12 9EQ

£175,000



- MODERN MEWS PROPERTY
- HIGHLY SOUGHT AFTER LOCATION
- DOWNSTAIRS WC
- EPC RATING B
- FREEHOLD
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING TO THE GROUND FLOOR
- LARGE GARDEN TO THE REAR
- COUNCIL TAX BAND A

Tel: 01706 390 500

Wayfarers Way

Wardle, OL12 9EQ

£175,000



Situated on the highly popular Birch Hill Estate, close to open countryside, schools and fantastic network links, offers this two bedroom mid mews property. Beautifully presented throughout, this modern property offers an open plan kitchen and lounge, which is light and bright and a downstairs WC to the ground floor. On the first floor there are two double bedrooms and a three piece bathroom suite. Externally this property boasts a good sized rear garden and driveway parking for two cars to the front. An ideal first time buy or for those looking to downsize. Viewings are highly recommended, call us now to arrange a viewing.

ENTRANCE HALL

Access to the kitchen and stairs leading to the first floor landing.

OPEN PLAN KITCHEN AND LOUNGE

22'2" max x 12'4" max (6.76 max x 3.77 max)

A well presented open plan breakfast kitchen through to the lounge which has sliding doors leading to the rear garden. The kitchen is fitted with a range of wall and base units, stainless steel sink, electric oven, gas hob with over the head extractor fan and built in breakfast bar. The lounge area has an aspect over the rear garden and space for furniture.

CLOAKROOM/ WC

Fitted with a low level WC and wash hand basin.

LANDING

Access to all first floor rooms and a hatch to the loft space.

BEDROOM ONE

7'10" x 12'4" (2.41 x 3.77)

A double bedroom located to the rear of the property with a built in storage cupboard.

BEDROOM TWO

7'8" x 12'4" (2.34 x 3.77)

A further double bedroom with two windows to the front of the property.

BATHROOM

5'11" x 5'9" (1.81 x 1.77)

White modern fitted bathroom suite comprising of a fitted bath with over the head shower, low level WC, wash hand basin and radiator.

EXTERNAL

Garden to the rear, offers a large lawn garden. Parking for two cars via the driveway located to the front of the property.

Material Information - Littleborough

Tenure Type; FREEHOLD

Annual Service Charge Amount £103.00

Council Tax Banding; Rochdale Council Band A

Floorplan

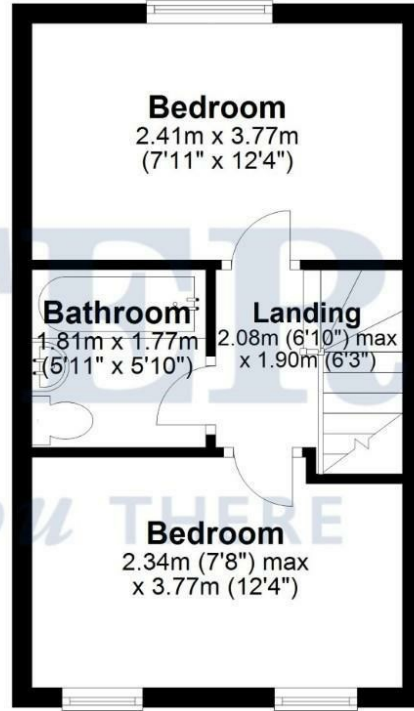
Ground Floor

Approx. 25.5 sq. metres (274.0 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.0 sq. feet)



Total area: approx. 50.9 sq. metres (548.0 sq. feet)

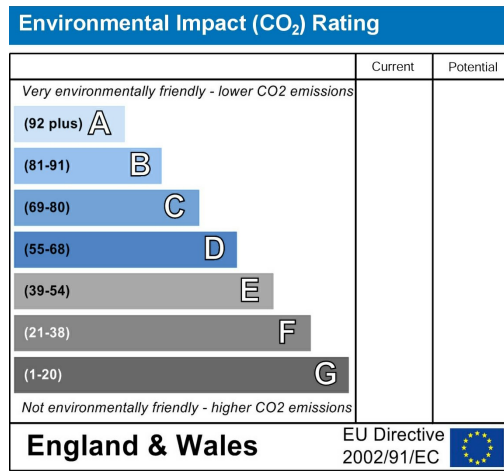
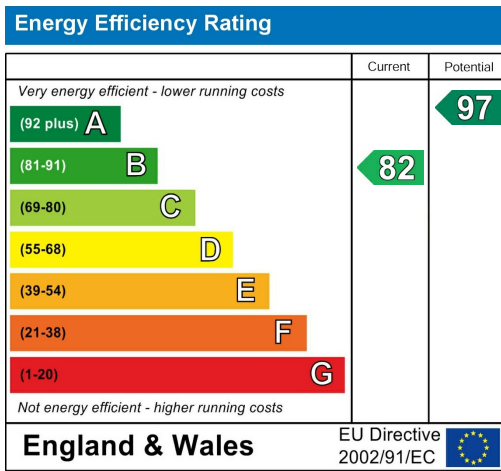
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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