

HUNTERS®

HERE TO GET *you* THERE



Shaftesbury Drive

Wardle, Rochdale, OL12 9LT

£229,950



- WELL PRESENTED END TOWN HOUSE
- GOOD SIZE GARDEN
- CLOSE TO LOCAL PRIMARY AND HIGH SCHOOLS
- VIEWING HIGHLY RECOMMENDED
- EPC RATING D

- DRIVE AND GARAGE
- SOUGHT AFTER WARDLE LOCATION
- NEAR TO OPEN COUNTRYSIDE AND RESERVOIR
- COUNCIL TAX BAND B
- FREEHOLD

Tel: 01706 390 500

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Hunters Estates Agents are thrilled to be able to offer to the market this beautifully presented end town house, situated in this popular residential area of Wardle, benefitting from a fabulous sized rear garden, driveway and garage. With countryside walks on your doorstep and with all the local amenities Wardle village has available nearby including local primary and high schools, this property is well worth a viewing. The property benefits from gas fired central heating system and double glazed windows and briefly comprises of an open plan lounge diner, kitchen, three bedrooms and a modern bathroom. All tastefully decorated and well maintained. Call now to arrange your viewing.

Entrance

A useful place to be able to store shoes and hang coats, with the stairs up to the first floor and an internal door into the lounge.

Lounge Diner

lounge 13'3" x 13'11" max dining area 10'0" x 8'7"
(lounge 4.05 x 4.26 max dining area 3.07 x 2.64)

A well presented main reception room with windows to both front and rear aspects, filling the room with plenty of natural light, with a useful storage cupboard. The dining area has double glazed patio doors leading to rear garden, offering plenty of space for a family dining kitchen.

Kitchen

9'9" x 8'2" (2.99 x 2.49)

Fitted with a range of wall and base units with complementary work surfaces, sink and drainer set to the window overlooking the rear garden. Built in oven and hob and space for a fridge freezer.

Landing

7'8" x 7'3" (2.35 x 2.21)

Loft access.

Bedroom 1

11'10" x 10'3" (3.63 x 3.14)

Double bedroom with a large window to the rear aspect.

Bedroom 2

10'9" x 9'6" (3.29 x 2.92)

Second double bedroom with an outlook over the front.

Bedroom 3

7'6" x 7'3" (2.29 x 2.21)

Single bedroom, ideal for a child's bedroom or as a home office. A window looks out to the front aspect.

Bathroom

7'9" x 6'5" (2.38 x 1.98)

Three piece modern suite comprising of a low level WC, wash hand basin and bath with shower over. Heated towel rail and a window to the rear aspect.

Garage & Drive

19'1" x 12'5" (5.82 x 3.79)

To the front the blocked paved driveway provides off road parking. The garage has had a new garage door fitted with power and light inside with an external door leading to the rear garden.

Gardens

The front garden offers a pleasant lawn area with paved steps to the front door. The rear garden is a generous size, ideal for a growing family with a lawn area, paved patio seating area and it being fully enclosed.

Material Information - Littleborough

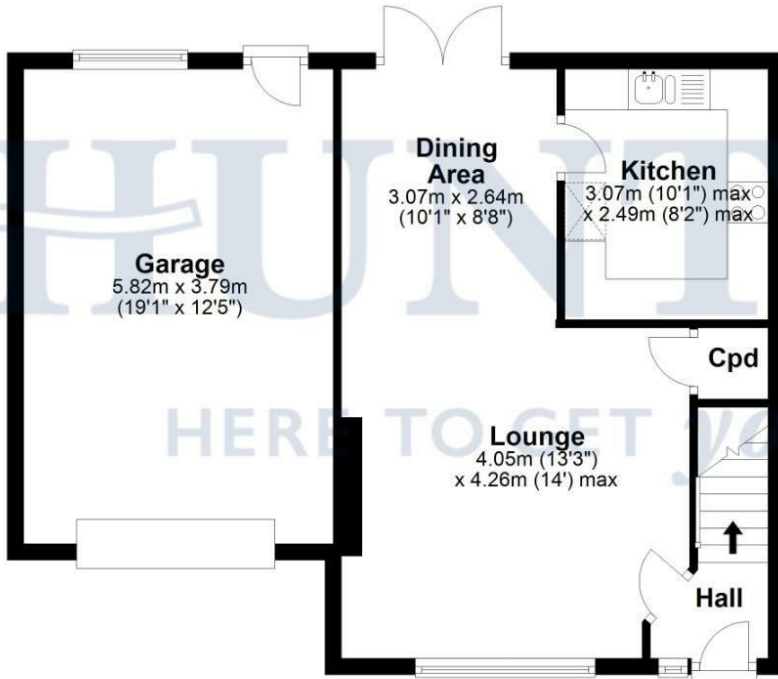
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

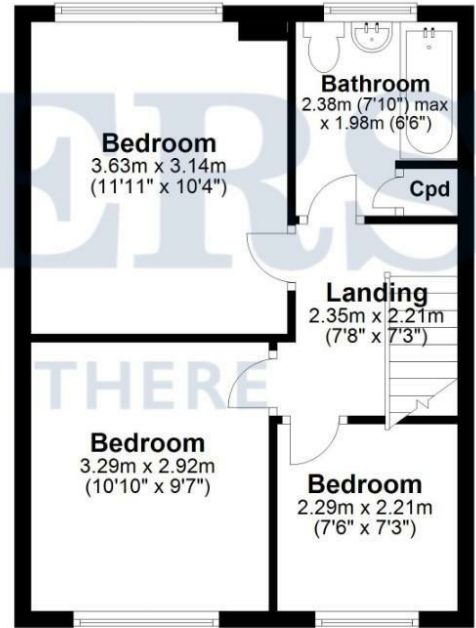
Ground Floor

Approx. 60.3 sq. metres (649.4 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 97.7 sq. metres (1052.0 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.

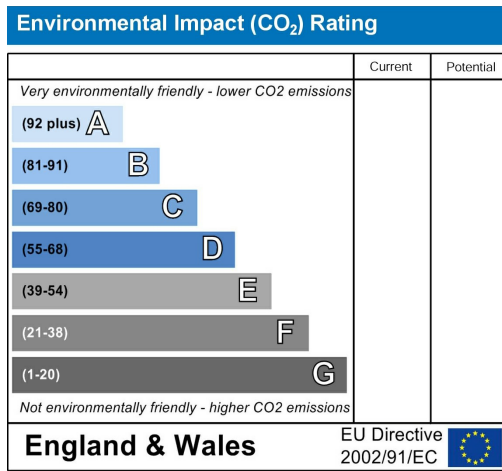
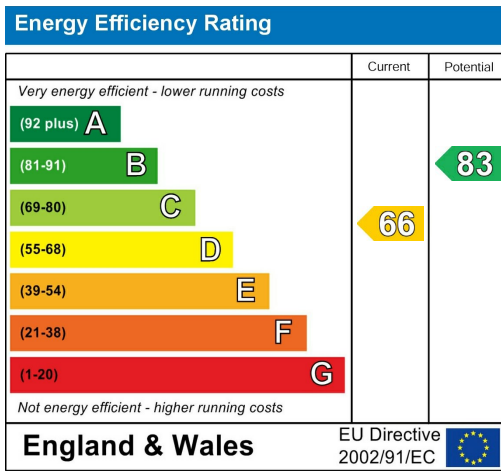
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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