

HUNTERS[®]

HERE TO GET *you* THERE



Dovedale Drive

Wardle, Rochdale, OL12 9LR

£210,000



- SOUGHT AFTER LOCATION
- OFF STREET PARKING
- CONSERVATORY
- SOLD WITH NO CHAIN
- COUNCIL TAX BAND B

- THREE BEDROOM END TOWN HOUSE
- ENCLOSED GARDEN TO REAR
- WELL PRESENTED THROUGHOUT
- EPC RATING D
- FREEHOLD

Tel: 01706 390 500

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Wardle, Rochdale, OL12 9LR

£210,000



Situated within this 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 Estate Agents is delighted to offer to the market this end town house property with double glazing and gas central heating. The light and airy accommodation briefly comprises of an entrance hallway, spacious lounge through diner, separate kitchen and conservatory. To the first floor are three bedrooms and a family shower room. Externally to the front there is off-street parking for one car and an enclosed rear garden with a decked seating area to the rear. Call now to arrange your viewing to fully appreciate this home, being sold with NO CHAIN.

Entrance

A useful space to be able to hang coats and store shoes with the stairs to the first floor landing.

Lounge/Diner

lounge 13'2" x 13'9" max dining area 10'5" x 8'5"

(lounge 4.02 x 4.20 max dining area 3.18 x 2.57)

Light and airy room with a large picture window to the front aspect. A gas fire set within the chimney gives the room a lovely focal point. The dining area has a door leading to the conservatory.

Kitchen

10'5" x 8'0" (3.18 x 2.46)

Modern range of base and eye level units with a built in oven and electric hob, space for a fridge freezer, integrated washing machine and a rear door and window to the rear garden.

Conservatory

12'6" x 8'5" (3.83 x 2.57)

Currently being used as the dining room, this upvc double glazed conservatory is a good size and has doors that open out to the garden.

Landing

Loft access which has a ladder and a light.

Bedroom one

12'0" x 9'11" (3.66 x 3.03)

Light and airy double bedroom with a window over looking the rear garden.

Bedroom two

11'7" x 9'2" (3.54 x 2.81)

Second double bedroom with a front aspect window.

Bedroom three

7'6" x 7'3" (2.30 x 2.22)

Single bedroom currently being used as a dressing room, but would make a useful home office or child's bedroom also.

Shower Room

7'11" x 6'7" (2.42 x 2.01)

Modern three piece suite with a low level WC, wash hand basin and walk in shower. Heated towel rail and a window to the rear aspect.

External

Externally to the front there is off-street parking for one car and an enclosed rear garden with a decked seating and lawn area to the rear. There is additional parking available in the communal parking area at the rear.

Material Information - Littleborough

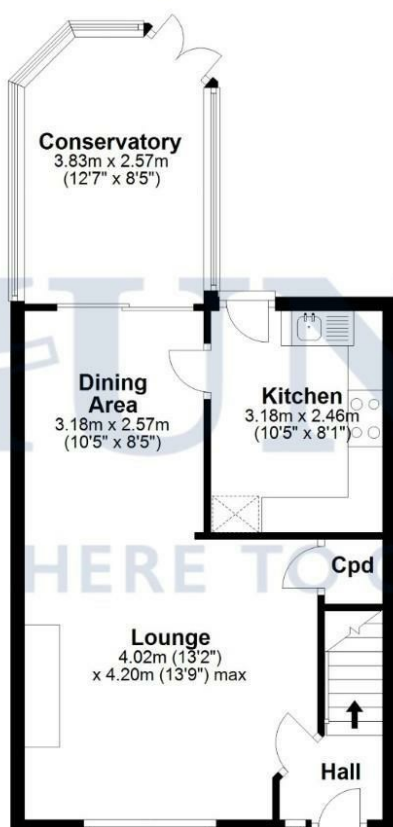
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL B

Floorplan

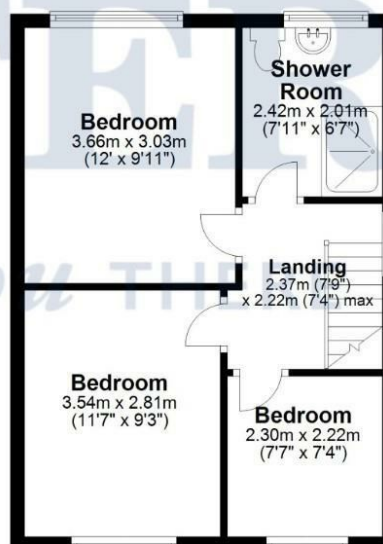
Ground Floor

Approx. 47.0 sq. metres (505.7 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



Total area: approx. 84.4 sq. metres (908.9 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.

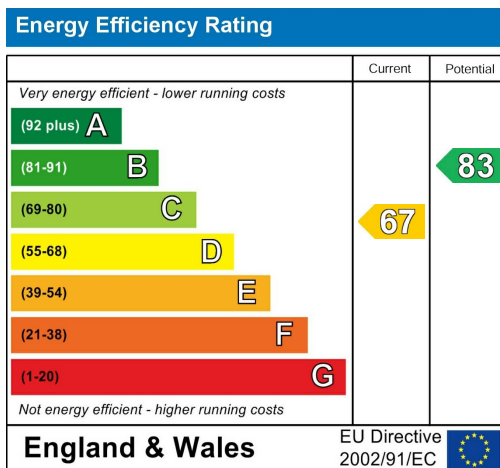
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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