

# HUNTERS®

HERE TO GET *you* THERE



## Mayflower Gardens

Wardle, OL12 9DF

£214,995



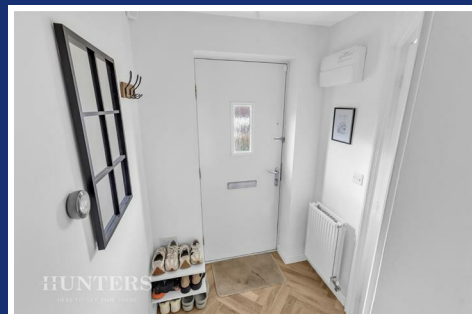
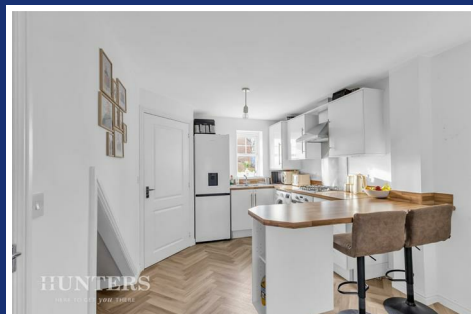
- SOUGHT AFTER DEVELOPMENT
- USEFUL DOWNSTAIRS WC
- LOVELY REAR GARDEN
- AN IDEAL FIRST TIME HOME, OR DOWNSIZE
- EPC RATING C
- BEAUTIFULLY PRESENTED THREE BEDROOM SEMI
- OPEN PLAN KITCHEN LIVING
- PARKING FOR 2 CARS
- FREEHOLD (WITH SERVICE CHARGE)
- COUNCIL TAX BAND B

Tel: 01706 390 500

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Wardle, OL12 9DF

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Situated on the highly popular Birch Hill Estate, close to open countryside, schools and fantastic network links, Hunters Estate Agents are delighted to offer this three bedroom semi detached property. Beautifully presented, this modern property has recently been decorated throughout with new flooring on all floors, new internal doors and the garden landscaped. Comprising of an open plan light and airy kitchen and lounge, useful downstairs WC, two bedrooms and a three piece bathroom suite to the first floor with the master double bedroom to the second floor. 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

As you enter this modern property the stairs greet you that lead to the first floor with space to be able to hang coats with a door leading through to the kitchen living room.

### Open Plan Kitchen and Lounge

22'2" x 12'3" (6.77m x 3.75m)

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.

### Downstairs WC

Fitted with a low level WC and wash hand basin.

### First Floor Landing

Access to all first floor rooms and stairs leading to the second floor.

### Bedroom 2

7'10" x 12'3" (2.39m x 3.75m)

A double bedroom located to the rear of the property overlooking the garden.

### Bedroom 3

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

Single bedroom that has been tastefully decorated with two windows to the front aspect making it a lovely light and bright room.

### Family Bathroom

6'0" x 5'9" (1.84m x 1.76m)

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

### Second Floor Landing

Useful built in storage cupboard.

### Master Bedroom

15'4" x 12'3" (4.69m x 3.75m )

Light and airy double bedroom with windows to both the front and rear. Useful alcove and access to the loft hatch.

### Garden & Parking

Garden to the rear, offers a lawn garden with gravelled seating area with steps up to a raised section. Parking for two cars via the driveway located to the front of the property.

### Material Information - Littleborough

Tenure Type; FREEHOLD (WITH SERVICE CHARGE)

Annual Service Charge Amount £

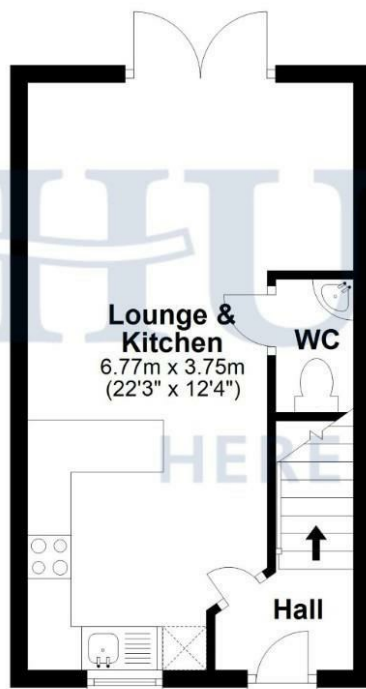
Council Tax Banding; ROCHDALE COUNCIL BAND B



## Floorplan

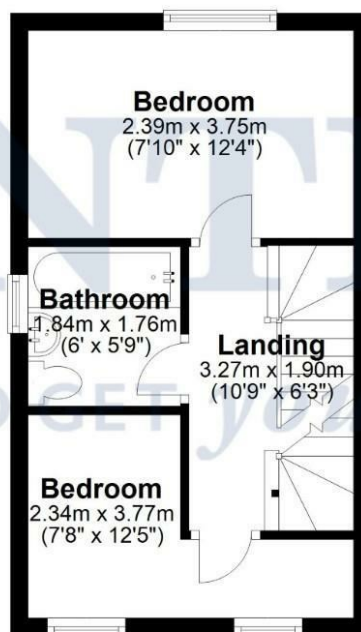
### Ground Floor

Approx. 25.4 sq. metres (273.5 sq. feet)



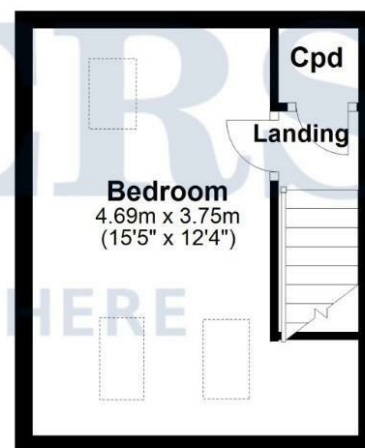
### First Floor

Approx. 25.4 sq. metres (273.5 sq. feet)



### Second Floor

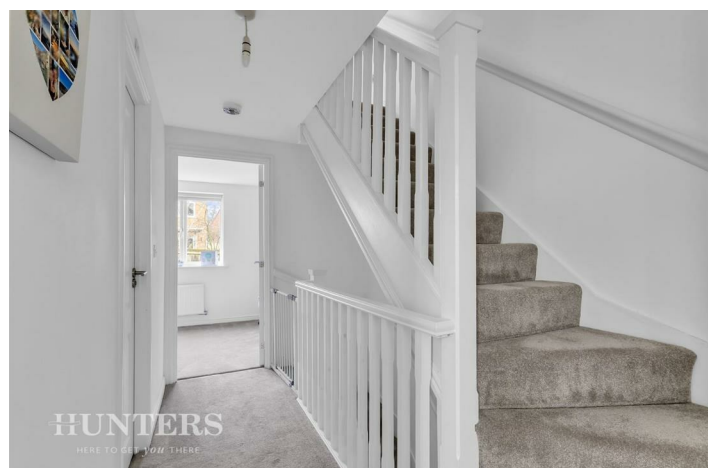
Approx. 20.0 sq. metres (215.1 sq. feet)

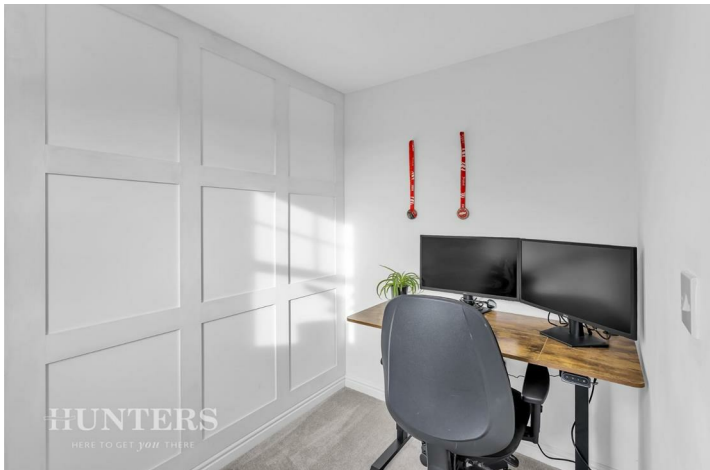


Total area: approx. 70.8 sq. metres (762.1 sq. feet)

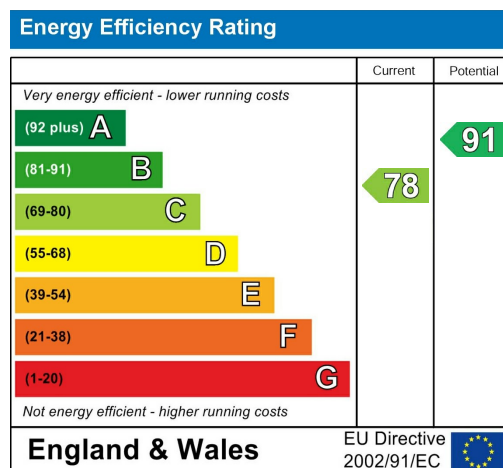
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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