

HUNTERS[®]

HERE TO GET *you* THERE



Wayfarers Way

Wardle, OL12 9EQ

£235,000



- MODERN FAMILY HOME
- TWO BATHROOMS
- SOUGHT AFTER DEVELOPMENT
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND C

- THREE DOUBLE BEDROOMS
- DRIVEWAY AND ENCLOSED REAR GARDEN
- TASTEFULLY DECORATED THROUGHOUT
- EPC RATING B
- FREEHOLD (WITH SERVICE CHARGE)

Tel: 01706 390 500

Wayfarers Way

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Hunters Estate Agents are pleased to offer to the market this beautifully presented three bedroom modern property, within this popular residential development in Wardle. The property, which is set over three floors is light and airy throughout, tastefully decorated and briefly comprises of a entrance vestibule, lounge, dining kitchen and a downstairs WC to the ground floor. The first floor offers two good sized double bedrooms and a family bathroom, with the master double bedroom and modern en-suite shower room to the second floor. Externally, the property boasts a wonderful and easy to maintain enclosed rear garden and a driveway to the front providing off road parking. Situated close to open countryside and with convenient access to local schools, shops and public transport links, the location attracts a variety of buyer types, making an internal viewing essential and highly recommended as we are expecting a high level of interest in this property.

Entrance Vestibule

Useful space to be able to hang coats before entering the main living accommodation, with a composite front door and an internal door leading through to the lounge.

Lounge

14'10" max x 11'11" (4.53 max x 3.64)

Beautifully presented living room with quality Karndean flooring, useful storage cupboard and a window to the front aspect.

Inner Hallway

Karndean flooring, doors leading to WC, kitchen/dining area and stairs to first floor.

Kitchen Diner

8'11" max x 11'11" (2.72 max x 3.64)

A range of wall and base units with laminate worktops and upstands, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine and slimline dishwasher, Karndean flooring and UPVC double glazed French doors that open out onto the rear garden.

Downstairs WC

White two piece suite with a dual flush WC, pedestal wash basin with mixer tap, tiled elevations and Karndean flooring.

First Floor Landing

Doors leading to two double bedrooms, family bathroom and stairs to second floor.

Bedroom 2

12'4" max x 11'11" max (3.77 max x 3.64 max)

Light and airy bedroom with two UPVC double glazed windows, central heating radiator and television point.

Bedroom 3

7'10" x 11'11" (2.41 x 3.64)

Double bedroom with fitted wardrobes and a UPVC double glazed window.

Family Bathroom

7'2" x 5'8" (2.19 x 1.74)

Modern white suite with a dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps, part tiled elevations and wood effect laminate flooring.

Second Floor Landing

Doors leading to bedroom and a useful storage cupboard.

Bedroom 1

16'8" max x 8'3" (5.10 max x 2.54)

Master double bedroom to the second floor with a window to the front aspect, loft access and a door into the en-suite.

En-Suite Shower Room

6'2" max x 11'3" (1.88 max x 3.44)

Three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, part tiled elevations and wood effect laminate flooring. A Velux window to the rear lets in plenty of natural light.

Garden & Parking

Externally, the property boasts a wonderful and easy to maintain enclosed rear garden with a paved patio, artificial lawn, external tap and gated access to additional storage space. The driveway to the front provides off road parking.

Material Information - Littleborough

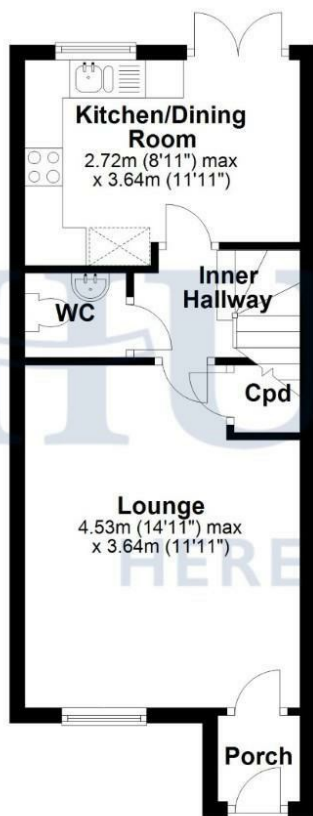
Tenure Type; FREEHOLD

Annual Service Charge; £171.00

Council Tax Banding; ROCHDALE COUNCIL BAND C

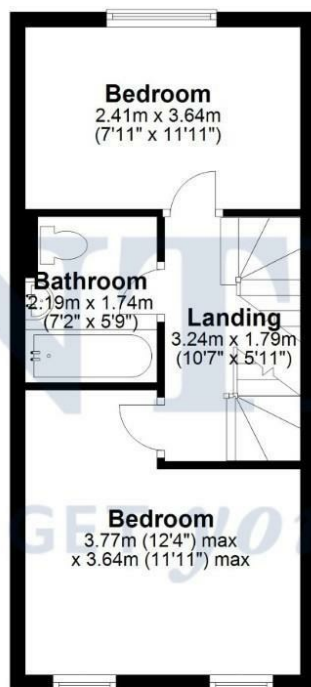
Floorplan Ground Floor

Approx. 32.5 sq. metres (350.0 sq. feet)



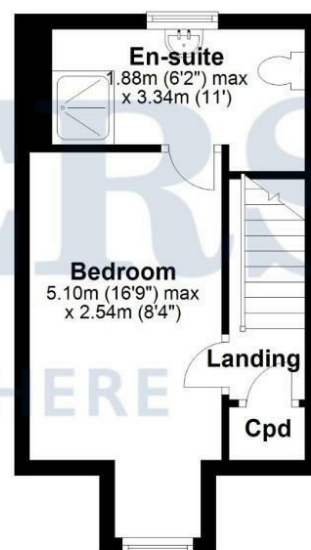
First Floor

Approx. 31.2 sq. metres (335.5 sq. feet)



Second Floor

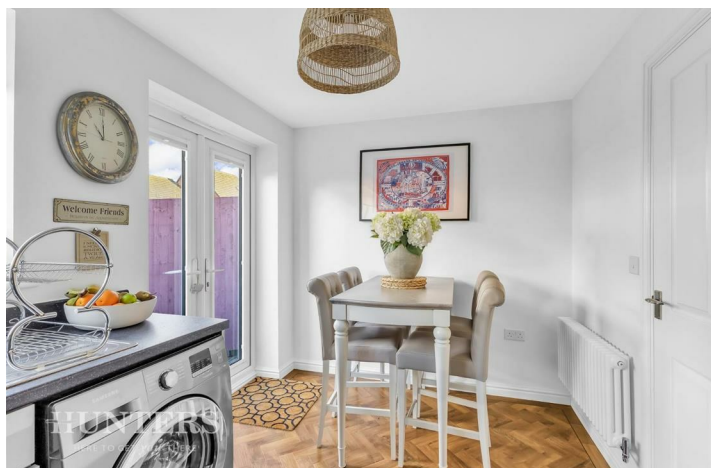
Approx. 21.9 sq. metres (235.7 sq. feet)

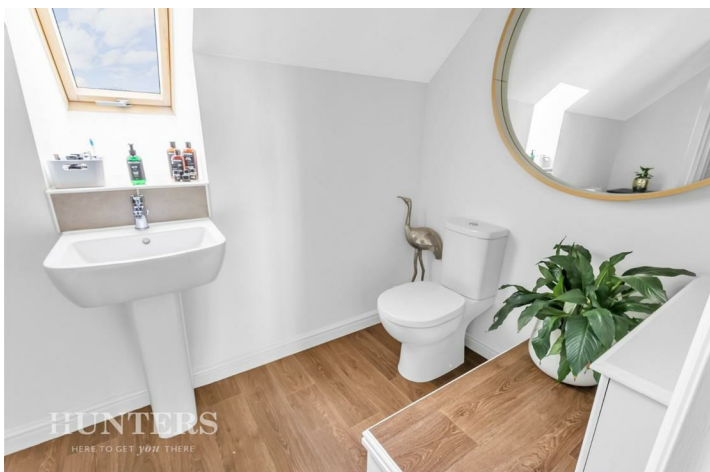


Total area: approx. 85.6 sq. metres (921.3 sq. feet)

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.

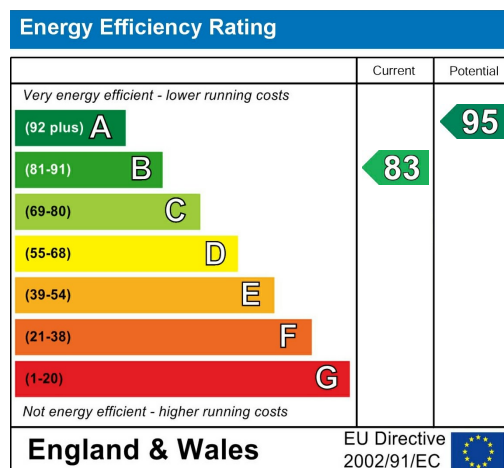
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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