

HUNTERS[®]

HERE TO GET *you* THERE



Mayflower Gardens

Wardle, OL12 9DF

£200,000



- MODERN SEMI DETACHED PROPERTY
- TWO BEDROOMS, PLUS DOWNSTAIRS WC
- SOUGHT AFTER LOCATION
- SOLD WITH NO ONWARD CHAIN
- EPC RATING C
- TWO BEDROOMS
- MODERN AND STYLISH DINING KITCHEN
- GARDENS AND PARKING FOR TWO CARS
- COUNCIL TAX BAND B
- FREEHOLD (WITH SERVICE CHARGE)

Tel: 01706 390 500

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£200,000



Hunters Estate Agents are delighted to offer to the market this modern and well presented semi-detached property. Located on this highly desirable development within Wardle, an ideal home for first time buyers or someone looking to downsize and move straight into and enjoy. The accommodation briefly comprises entrance hall, a downstairs WC, lounge which looks out to the open front aspect and a modern and recently installed dining kitchen. To the first floor there are two bedrooms, master with an en-suite shower room and a family bathroom. The rear garden is fully enclosed with a paved patio area and lawn. Private off road parking can also be located at the rear of the property. Offered with NO ONWARD CHAIN and viewings come highly recommended.

Entrance hall

A welcoming entrance hall with stair access leading to the first floor.

Lounge

14'2" max x 10'0" (4.32 max x 3.06)

A generous sized lounge with an electric feature fireplace creating a focal point, panelled wall, useful under stairs storage cupboard and recently fitted shutter blinds to the front window.

Dining kitchen

8'0" x 13'3" (2.44 x 4.06)

Fitted only 12 months ago boasts the modern and stylish dining kitchen, offering a range of wall and base units, gas hob with overhead extractor fan, electric oven and integrated fridge freezer and microwave. Fitted with a modern radiator and patio doors leading to the rear garden.

Cloakroom

Fitted with a low level WC and wash hand basin.

Landing

With access to all first floor bedrooms, bathroom and partly boarded loft space.

Bedroom one

12'5" x 9'10" max (3.79 x 3.02 max)

A spacious double bedroom located to the front of the property with recently fitted shutter blinds and a useful over the stairs storage cupboard. Access to the en-suite shower room.

En-suite shower room

6'6" max x 3'1" (2.00 max x 0.95)

Located to the front of the property, comprising of a low level WC, wash hand basin and fitted shower cubicle.

Bedroom two

9'8" x 6'8" (2.97 x 2.04)

A further double bedroom located to the rear of the property enjoying open views.

Bathroom

6'4" x 6'3" (1.95 x 1.92)

Fitted with a low level WC, wash hand basin and panelled bath.

Gardens

Offering well maintained gardens to both front and rear. To the rear offers a fully enclosed garden with a paved seating area and lawn. Access to the rear parking.

Parking

Boasting private allocated parking for two cars. Additional street parking can be located to the front.

Material Information - Littleborough

Tenure Type; FREEHOLD

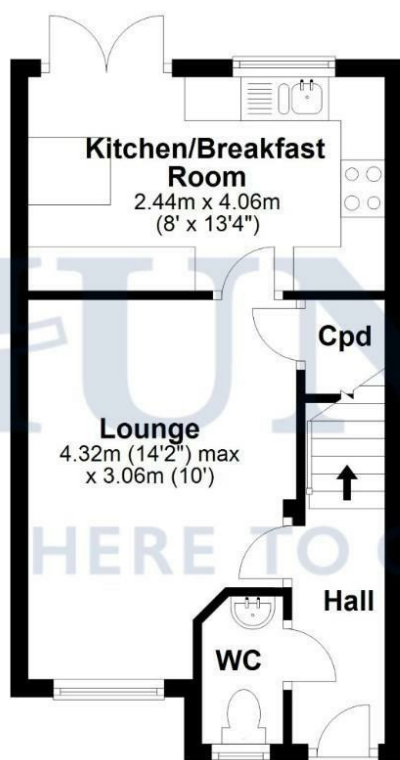
Annual Service Charge Amount £109

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

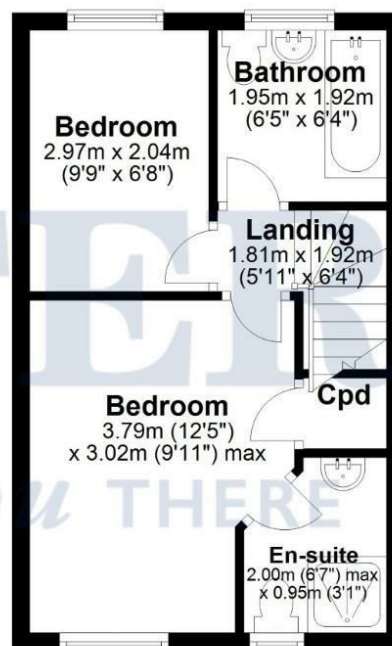
Ground Floor

Approx. 29.4 sq. metres (316.3 sq. feet)



First Floor

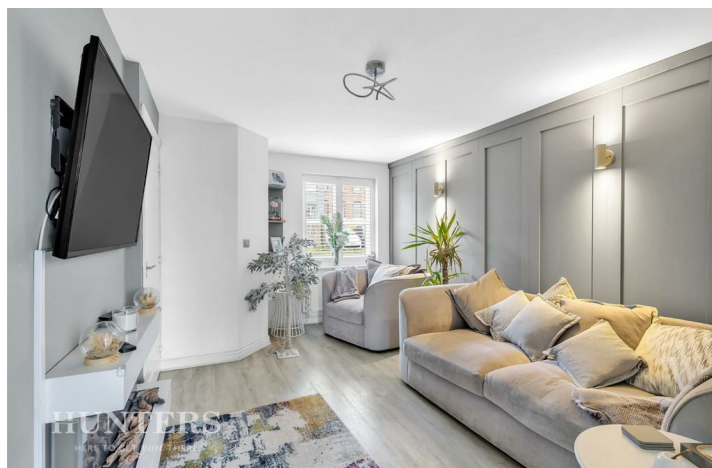
Approx. 27.9 sq. metres (299.8 sq. feet)

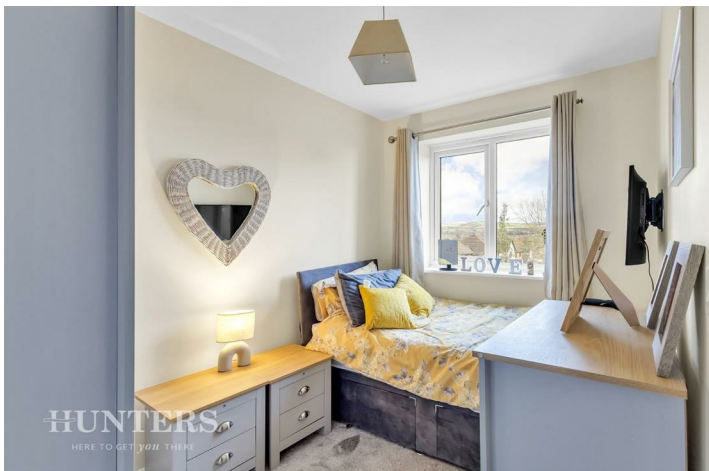


Total area: approx. 57.2 sq. metres (616.1 sq. feet)

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.

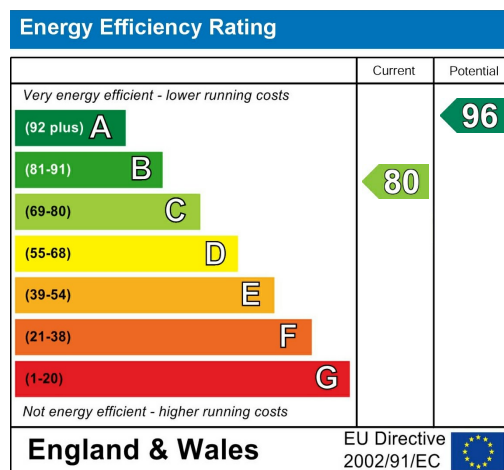
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







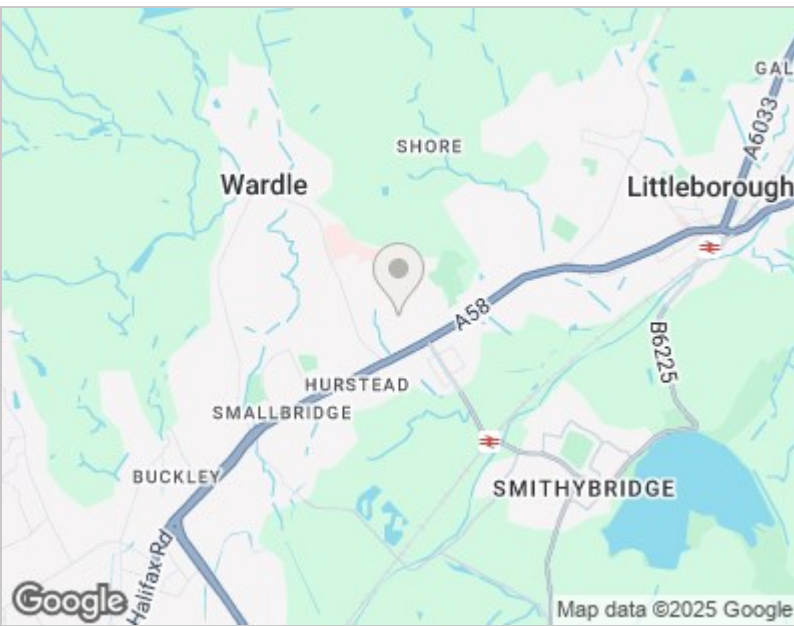
Energy Efficiency Graph



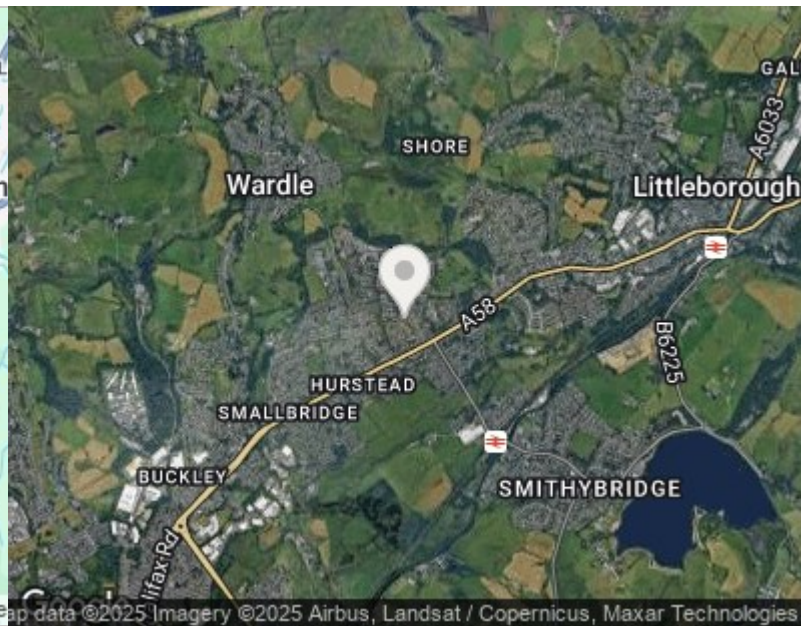
Viewing

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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
<https://www.hunters.com>

