

HUNTERS[®]

HERE TO GET *you* THERE



Waingap Rise

Syke, Rochdale, OL12 9UB

Offers In Excess Of £240,000



- TRUE STYLE BUNGALOW
- SITS ON GENEROUS PLOT
- THREE BEDROOMS
- IN NEED OF MODERNISATION
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS AND CONSERVATORY
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND D
- FREEHOLD
- EPC RATING D

Tel: 01706 390 500

Waingap Rise

Syke, Rochdale, OL12 9UB

Offers In Excess Of £240,000



Nestled on the edge of the foothills above Syke, this three-bedroom true bungalow offers a fantastic opportunity to create a dream home in a highly desirable residential area. Surrounded by picturesque countryside and scenic walking routes, the property enjoys a tranquil setting whilst remaining conveniently close to local amenities. The accommodation comprises an entrance hall, a spacious lounge, a kitchen, a dining room, conservatory, three well-proportioned bedrooms, and a family bathroom. While in need of modernisation, the property offers immense potential. Externally, the bungalow boasts large gardens, ample off-road parking, and a single garage, making it an ideal choice for those seeking space and privacy. A rare opportunity not to be missed—viewing is highly recommended!

Entrance Hall

A welcoming space featuring three storage cupboards, one housing a 4-year-old boiler and another containing a brand-new water cylinder.

Lounge

15'8" x 12'1" (4.78 x 3.69)

A bright and inviting room with a bay-fronted window, complemented by a feature gas fireplace. Additionally, a window on the side aspect brings in extra natural light.

Kitchen

12'0" x 8'9" (3.67 x 2.67)

In need of modernising, featuring a side window for natural light and an external door for access. Offering plenty of space for a fitted kitchen.

Dining Room

10'2" x 8'9" (3.10 x 2.67)

A light and bright room with a front aspect window, offering plenty of natural light. It has a door leading into the kitchen and another into the living room. Plenty of potential to knock through creating a more open plan feel.

Bedroom 1

9'0" x 12'10" (2.75 x 3.92)

A spacious double bedroom with fitted wardrobes and a window to the front, allowing natural light to fill the room.

Bedroom 2

9'1" x 15'8" (2.78 x 4.78)

A rear aspect double bedroom with a window overlooking the garden, providing a peaceful view and natural light.

Bedroom 3/ sitting room

9'1" x 10'11" (2.78 x 3.33)

Third bedroom currently being used as a formal dining room with doors opening into the conservatory.

Conservatory

9'2" x 10'5" (2.81 x 3.20)

A bright space with stunning views of the garden, offering a serene spot to relax and enjoy the outdoors from the comfort of inside.

Bathroom

8'1" max x 7'11" (2.48 max x 2.42)

A four-piece suite featuring a heated towel rail and tiled throughout. The room benefits from two windows, providing natural light and ventilation.

External

A very generous plot boasting a driveway offering plenty of off-road parking, along with large front and rear gardens filled with well-established plants and shrubs. The property also includes a single garage for additional storage or parking.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL
BAND D

Floorplan

Ground Floor

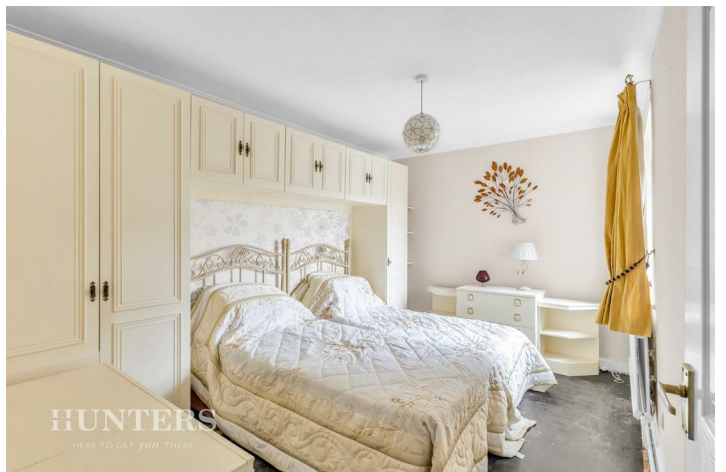
Approx. 112.1 sq. metres (1207.1 sq. feet)



Total area: approx. 112.1 sq. metres (1207.1 sq. feet)

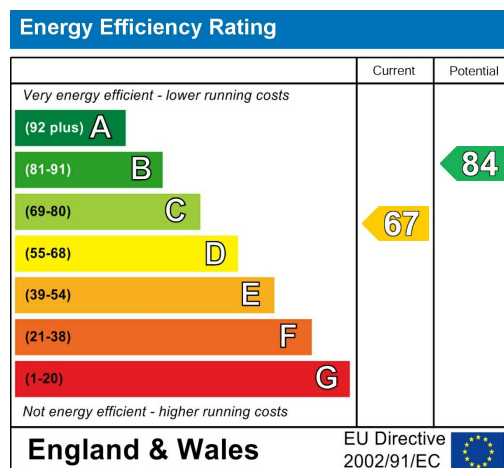
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







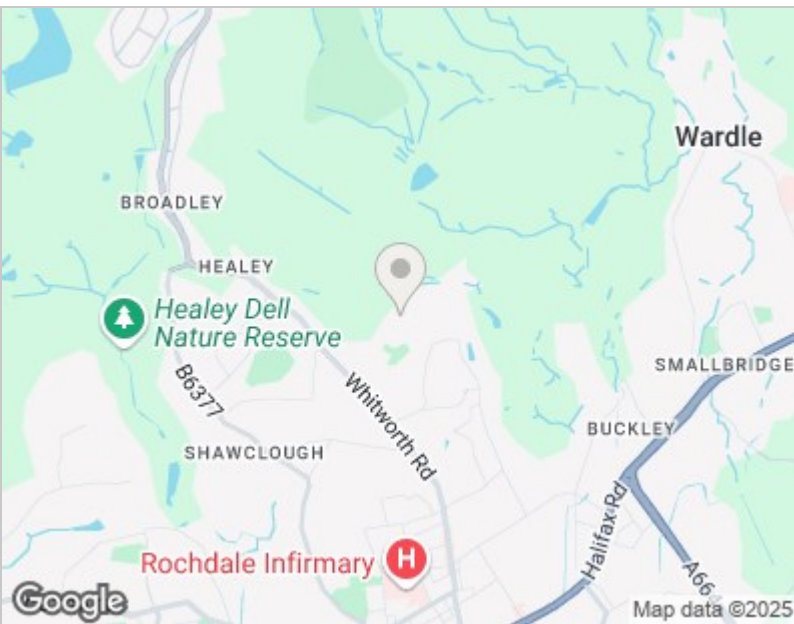
Energy Efficiency Graph



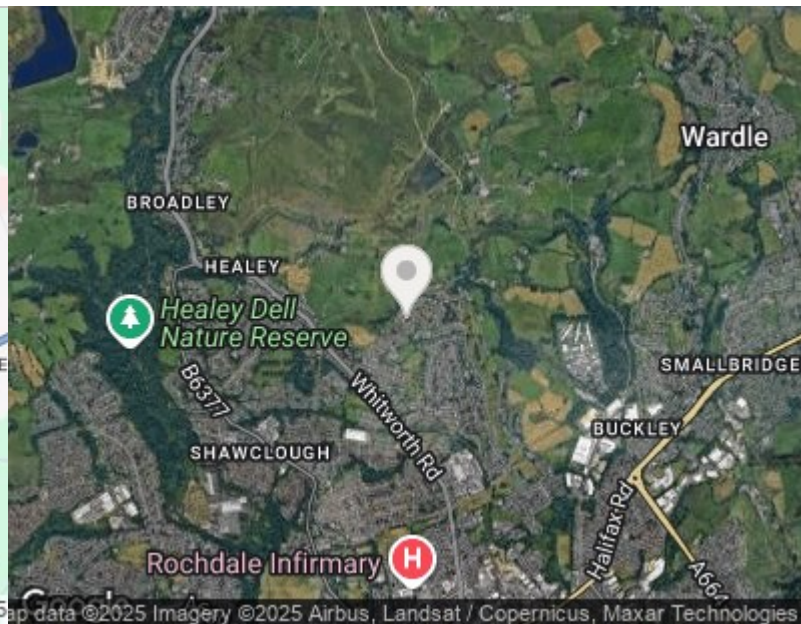
Viewing

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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