

HUNTERS®

HERE TO GET *you* THERE



Oakley Way

Wardle, Rochdale, OL12 9DY

£264,500



- MODERN DETACHED HOME
- TWO BATHROOMS
- DOWNSTAIRS WC
- VIEWING HIGHLY RECOMMENDED
- FREEHOLD (WITH SERVICE CHARGE)
- THREE BEDROOMS
- KITCHEN DINER
- WONDERFUL OPEN VIEWS TO THE REAR ASPECT
- COUNCIL TAX BAND D
- EPC RATING C

Tel: 01706 390 500

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Situated in a highly desirable location within Wardle, this well-presented three-bedroom detached home offers a perfect blend of comfort and convenience. Boasting a wonderful open aspect to the rear, the property features an entrance hall, a convenient downstairs WC, lounge, and a modern kitchen-diner. Upstairs, there are three well-proportioned bedrooms, including a master with en-suite, along with a stylish family bathroom.

Externally, the home benefits from an integral garage, a driveway to the front, and a generous rear garden, ideal for family living. An excellent opportunity for those seeking a quality home in a prime location.

Entrance Hall

A practical and welcoming space, perfect for hanging coats and storing shoes before stepping into the main living areas. Providing access to the downstairs WC.

Downstairs WC

A convenient and stylish two-piece cloakroom featuring a modern white suite, including a low-level WC and a wash hand basin. Perfect for guests and everyday use.

Lounge

16'2" x 10'4" max (4.95 x 3.16 max)

A tastefully decorated living room with a welcoming ambiance, featuring a window to the front aspect that allows for plenty of natural light.

Kitchen Diner

8'1" x 18'9" (2.47 x 5.74)

A well-appointed fitted kitchen featuring a range of base and wall units, a built-in oven with a gas hob, and space and plumbing for a washing machine and fridge/freezer. The sink and drainer are positioned beneath a window overlooking the rear garden. The dining area offers ample space for a family table, with double doors leading out onto the rear garden seating area, perfect for indoor-outdoor living.

Landing

Providing access to all first-floor rooms, with a built-in storage cupboard for added convenience and loft access for additional storage.

Bedroom 1

9'5" max x 13'11" (2.88 max x 4.26)

A spacious double bedroom filled with natural light, featuring a window to the front aspect and a door leading to the en-suite bathroom.

En-Suite

6'8" x 4'5" (2.04 x 1.37)

A modern en-suite featuring a white three-piece suite, including a low-level WC, a wash hand basin, and a separate shower cubicle. Perfectly designed for convenience and privacy.

Bedroom 2

11'6" x 8'8" (3.52 x 2.66)

A comfortable double bedroom offering a great space for a child or would make a welcoming guest bedroom, with a window providing a lovely open view to the rear.

Bedroom 3

8'1" x 9'9" (2.47 x 2.98)

A versatile third bedroom with a rear aspect view, making it an ideal space for a child's room or a home office.

Bathroom

5'9" x 8'8" (1.77 x 2.66)

A white three-piece suite, comprising a bath, low-level WC, and a wash hand basin. The room benefits from a side window, allowing natural light to fill the space.

Drive and Garage

14'8" x 8'1" (4.48 x 2.48)

To the front, the driveway offers off-road parking, while the integral garage features an up-and-over door with both power and lighting. Please note, neighbouring properties have converted their garages into additional living space, which could also be an option for this home, subject to the relevant planning consents.

Gardens

A fantastic family space perfect for relaxing and enjoying the outdoors. The garden is fully enclosed by high-quality fencing and a feature original brick wall, adding both privacy and character.

Material Information - Littleborough

Tenure Type; FREEHOLD

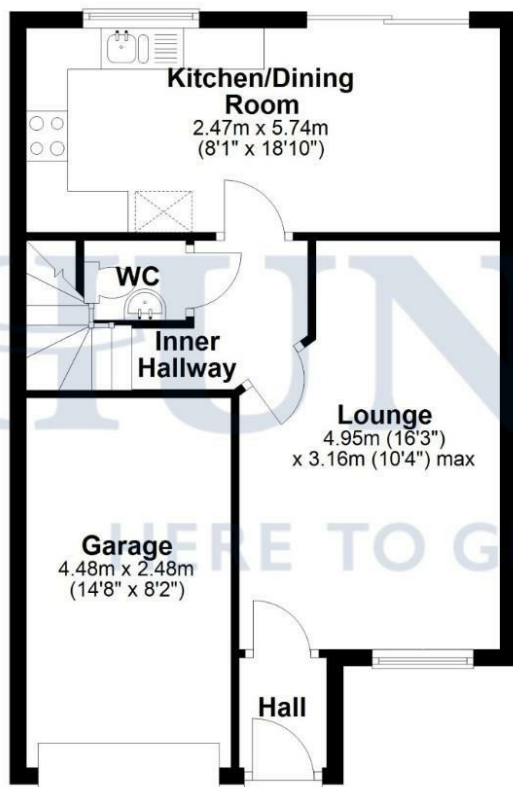
Annual Service Charge Amount £162.75

Council Tax Banding; ROCHDALE COUNCIL
BAND D

Floorplan

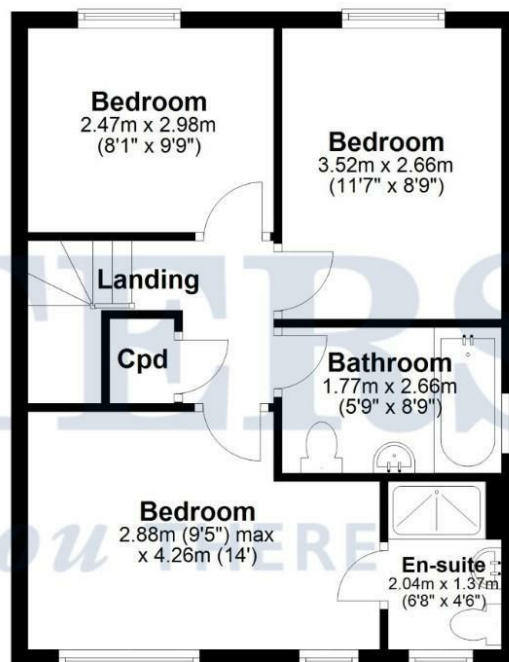
Ground Floor

Approx. 48.4 sq. metres (520.5 sq. feet)



First Floor

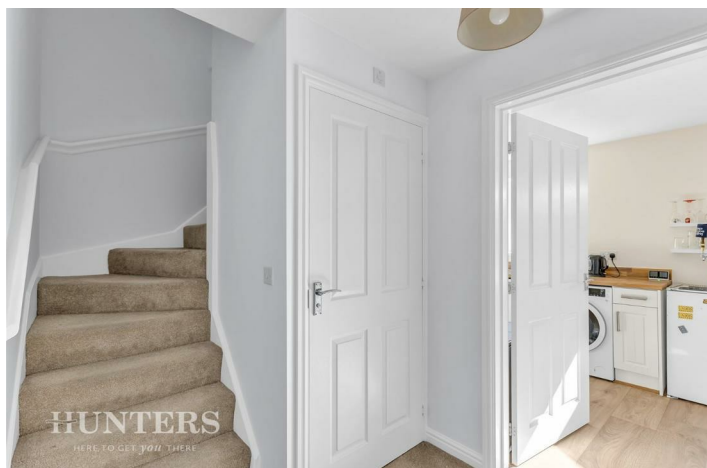
Approx. 43.2 sq. metres (464.5 sq. feet)



Total area: approx. 91.5 sq. metres (985.0 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.

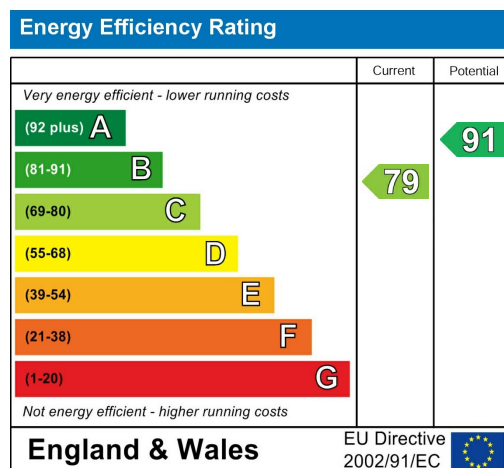
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Plan produced using PlanUp.





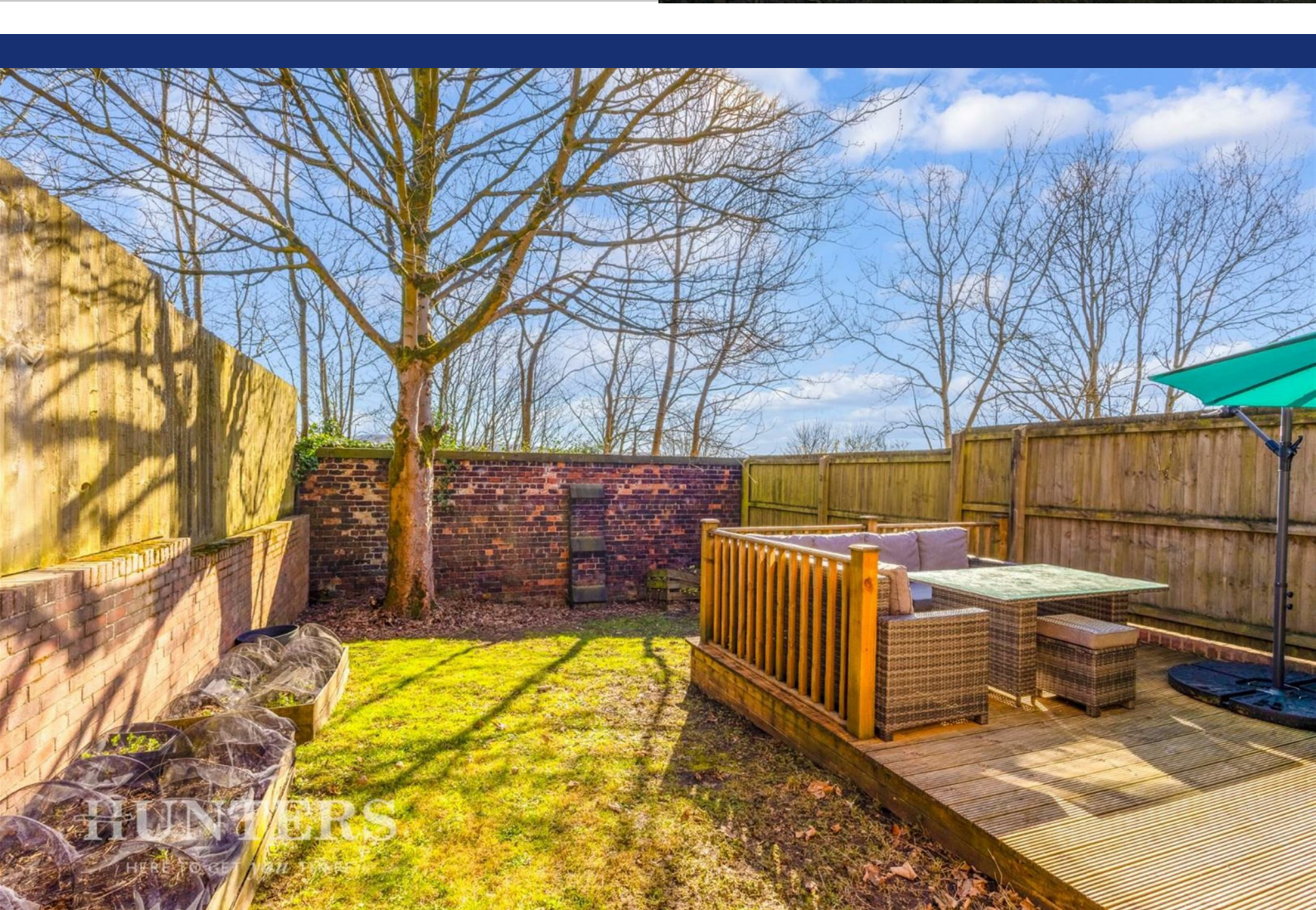
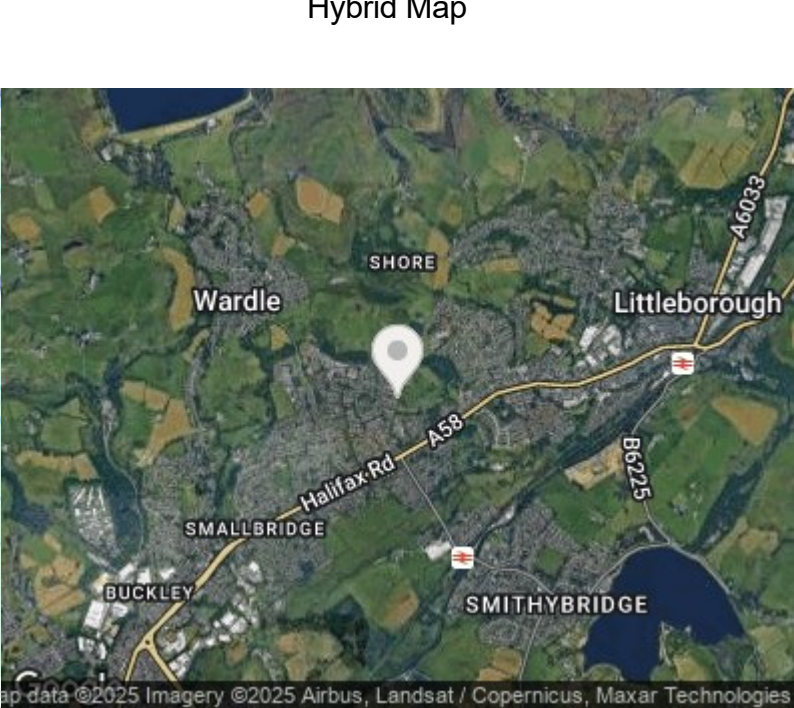
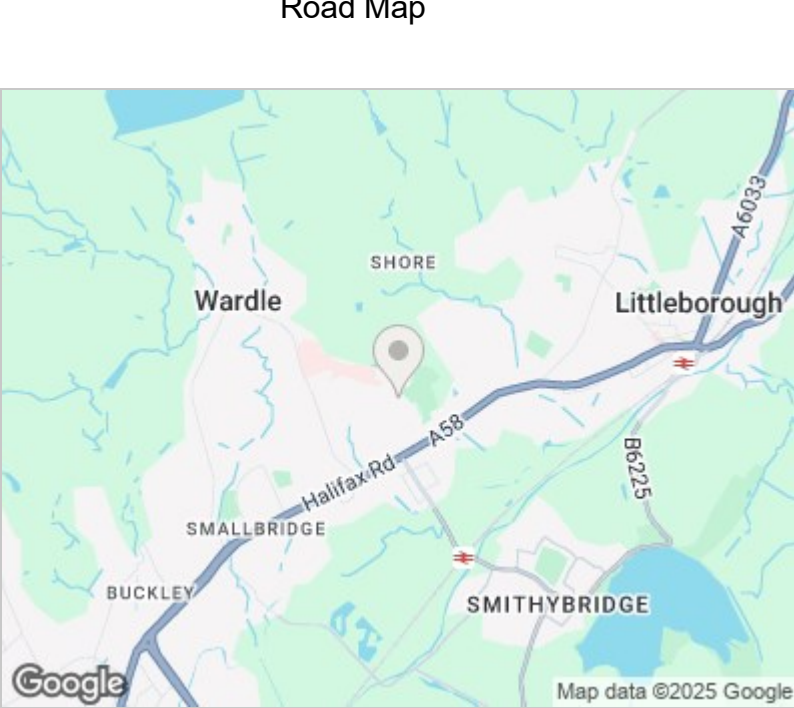


Energy Efficiency Graph



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.





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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