

HUNTERS®

HERE TO GET *you* THERE



Wasp Mill Drive

Wardle, Rochdale, OL12 9BB

£245,000



- MODERN BEAUTIFULLY PRESENTED TOWN HOUSE
- SPACIOUS KITCHEN DINER
- SOUGHT AFTER WARDLE VILLAGE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- EPC RATING C
- FABULOUS EXTERNAL HOME OFFICE
- THREE BEDROOMS TWO BATHROOMS
- CLOSE TO PRIMARY AND HIGH SCHOOL
- COUNCIL TAX BAND C
- LEASEHOLD

Tel: 01706 390 500

Wasp Mill Drive

Wardle, Rochdale, OL12 9BB

£245,000



Hunters Estate Agents are delighted to offer to the market this modern and beautifully presented townhouse in the ever so popular village location of Wardle. The property is light bright and is set out over three floors, briefly comprising of a welcoming entrance hall, open plan kitchen dining area, large living room, three bedrooms, two bathrooms and a downstairs WC. Externally the property offers a driveway for two cars and the garage for storage. One of the main selling points of this home is the fantastic external detached home office, providing a modern bright and private space to be able to work from home. The location is ideal for those looking to be convenient to the village amenities which include the local shops, primary and high school and transport links to neighbouring towns and cities. Wardle is surrounded by fabulous countryside with the picturesque Watergrove Reservoir only moments away. A viewing is highly recommended to fully appreciate this wonderful home and its location. Call now to arrange of viewing.

Entrance Hall

A welcoming hallway with stylish herringbone flooring that flows through into the kitchen. The stairs lead the first floor landing with a useful storage cupboard beneath.

Kitchen Diner

9'4" x 14'9" (2.87 x 4.50)

Modern range of base and eyelevel units with a built-in oven and electric hob with an extractor hood over, integrated dishwasher and further space and plumbing for Washing Machine and fridge freezer. The room opens into the dining area (formally part of the garage) Now providing a wonderful space for a family to dine together.

Downstairs WC

useful to have in any family home with a low-level WC and wash hand basin.

First Floor

Living Room

13'11" max x 14'9" (4.26 max x 4.50)

A large and spacious living room which is tastefully decorated and offers a lovely outlook over the rear garden.

Bedroom 3

11'10" x 7'10" (3.61 x 2.39)

Good size 3rd bedroom with plenty of space for bedroom furniture and an outlook to the front aspect.

Second Floor

Bedroom 1

14'2" max x 8'11" (4.32 max x 2.74)

Light and neutrally decorated master bedroom with the window to the rear aspect overlooking the garden and fitted wardrobes.

En- Suite

5'6" x 5'5" (1.69 x 1.66)

Three piece modern white suite briefly comprising of a low-level WC, built-in wash hand basin with useful storage beneath and a walk-in shower, fully tiled and a window to the rear aspect

Bedroom 2

11'7" max x 11'1" (3.55 max x 3.40)

Generous second double bedroom with a front aspect window and a useful built-in storage cupboard.

Family Bathroom

6'6" x 5'5" (2.00 x 1.66)

Modern white three piece suite briefly comprising of a low-level WC, built-in wash hand basin with useful storage beneath and bath with shower over, fully tiled with a heated towel rail.

External Home Office

8'0" x 13'0" (2.44 x 3.97)

A generous space with power and light and double doors that open out onto the garden, makes a great home office but has a variety of uses.

Gardens Drive and Garage

To the front there is off-road parking for two cars with an integral garage that is used as storage (please note the measurements as part of the garage was converted into the dining area) The rear garden is truly a delightful space with an Indian stone pave patio seating area, raised flowerbeds well stocked with wonderful plants and shrubs. The paved path leads down to the external detached home office.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 134

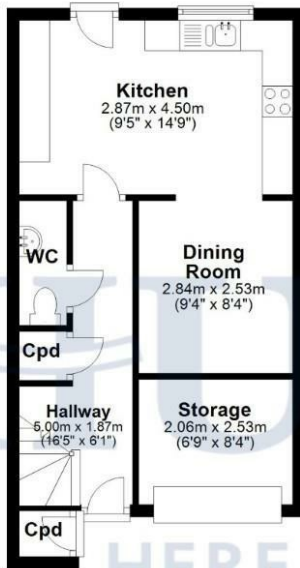
Leasehold Ground Rent Amount: £210.00

Council Tax Banding; ROCHDALE COUNCIL
BAND C

Floorplan

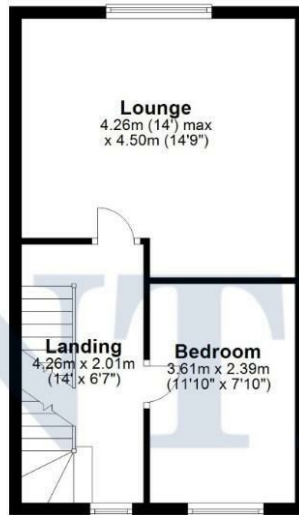
Ground Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



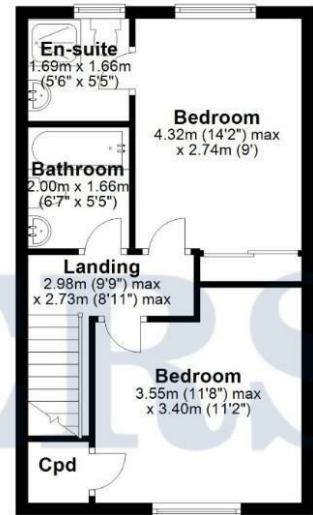
First Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



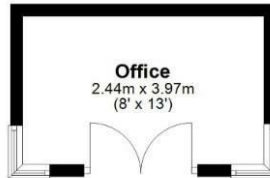
Second Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



Outbuilding

Approx. 9.7 sq. metres (104.3 sq. feet)



Total area: approx. 117.9 sq. metres (1269.6 sq. feet)

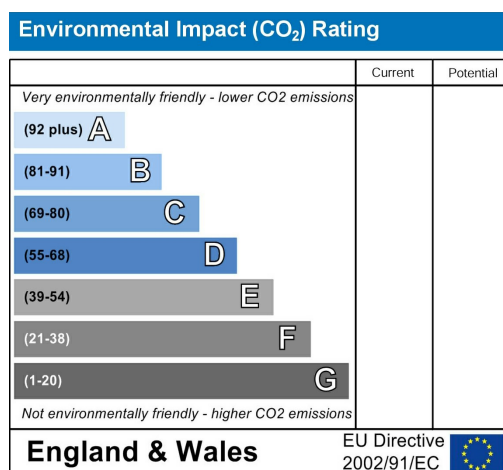
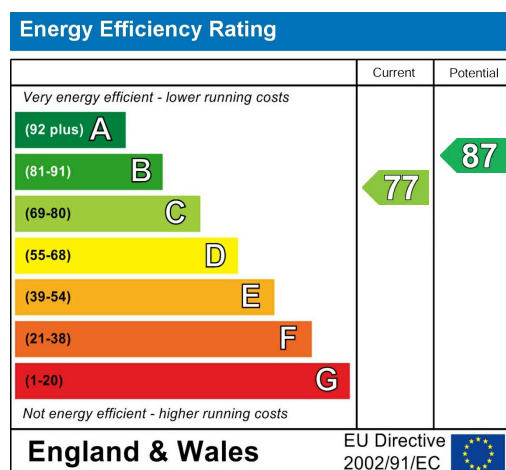
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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