

HUNTERS®

HERE TO GET *you* THERE



Woolfenden Way

Wardle, OL12 9SS

£375,000



- DETACHED FAMILY HOME
- QUIET CUL-DE-SAC LOCATION
- FOUR BEDROOMS, MASTER WITH EN-SUITE
- GARAGE & DRIVEWAY PARKING
- FREEHOLD (WITH SERVICE CHARGE)

- HIGHLY POPULAR DEVELOPMENT
- BEAUTIFULLY PRESENTED
- OPEN PLAN DINING KITCHEN
- EPC RATING B
- COUNCIL TAX BAND E

Tel: 01706 390 500

Woolfenden Way

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A modern and stylish double fronted detached family home located on a highly popular development close to local primary and secondary schools. Situated on a quiet cul-de-sac, this property is an ideal family home, beautifully presented and well maintained throughout. Briefly comprising of a welcoming entrance hall, WC/cloakroom, a spacious lounge and a good sized light and bright open plan kitchen dining area with a conservatory to the ground floor. The first floor offers four bedrooms, the master with an en-suite shower room, and the house family bathroom suite. Externally, this property boasts a private garden with a garage and a driveway providing off-road parking to the side. Viewings are highly recommended to fully appreciate the high-quality on offer.

Entrance Hall

15'8" x 6'0" (4.78 x 1.84)

A welcoming entrance hall, situated in the middle of the property, with the stairs that lead you to the first floor landing. There are two useful storage cupboards, one under the stairs for being able to hang coats and store shoes and the other with double doors that has space and plumbing for washing machine and tumble dryer, this space also houses the boiler.

Cloakroom WC

6'3" x 2'11" (1.93 x 0.91)

With a low level WC and wash hand basin.

Lounge

18'11" x 11'1" (5.78 x 3.39)

Light and airy spacious room with two windows to both the front and side aspects and a feature electric fire set to the wall, giving the room a lovely focal point.

Dining Kitchen

18'11" x 9'6" (5.78 x 2.90)

A modern range of base and eye level units with one and a half bowl sink and drainer with a built in oven and microwave with an inset 4 ring gas hob. There is also an integrated fridge freezer and a dishwasher. Plenty of space for a family dining table. This modern tastefully decorated room is light and bright with a window to the front aspect and double doors that open into the conservatory.

Conservatory

13'6" x 8'10" (4.13 x 2.71)

Upvc with laminate flooring and a wonderful outlook over the garden.

Landing

11'5" x 9'8" (3.48 x 2.95)

Access to the loft area and a cupboard housing the water tank.

Master Bedroom

13'0" x 11'1" (3.97 x 3.39)

Double bedroom with quality fitted sliding-door wardrobes and a window to the front aspect.

En-Suite

6'3" x 5'9" (1.93 x 1.76)

Modern three-piece suite comprising of a white

low-level WC, wash hand basin and shower with a heated towel rail and a window to the side aspect.

Bedroom Two

11'4" x 9'6" (3.46 x 2.90)

Double bedroom with a window to the side aspect with fitted wardrobes.

Bedroom Three

9'6" x 7'3" (2.90 x 2.22)

Another good sized double bedroom, ideal for a child's bedroom.

Bedroom Four

7'9" x 7'3" (2.37 x 2.22)

Generous single bedroom, that would make a useful home office or a lovely child's room.

Bathroom

9'8" x 6'0" (2.95 x 1.83)

Modern three-piece suite which briefly comprises of a low-level WC, built in wash hand basin and bath with a shower attachment. Tiled and a heated towel rail has been installed.

External

The gardens to the front and side of the property are well established and well landscaped. The enclosed family garden has a wonderful decking seating area and a lawn.

Garage & Parking

18'8" x 9'7" (5.70 x 2.94)

A single garage with up and over door, and driveway parking to the front.

Material Information - Littleborough

Tenure Type; FREEHOLD

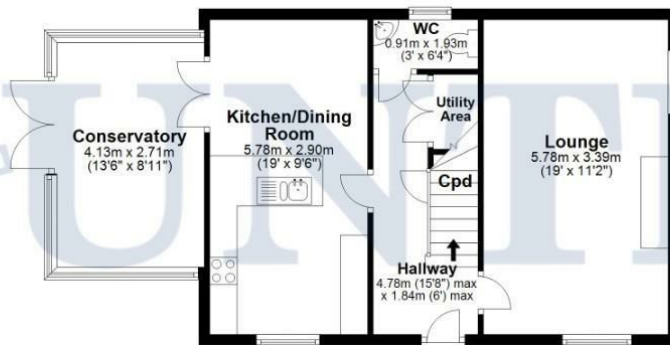
Annual Service Charge Amount £97

Council Tax Banding; ROCHDALE COUNCIL BAND E.

Floorplan

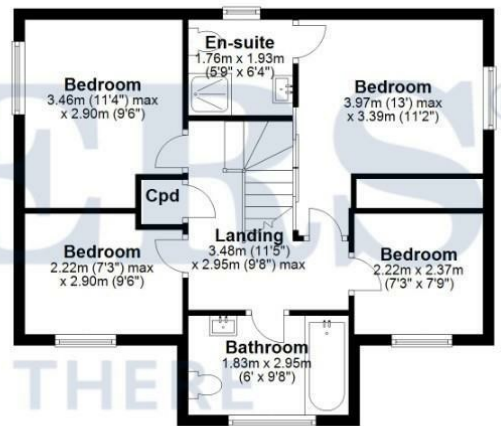
Ground Floor

Approx. 77.0 sq. metres (829.2 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.3 sq. feet)



Garage
2.94m x 5.70m
(9'8" x 18'8")

Total area: approx. 130.1 sq. metres (1400.5 sq. feet)

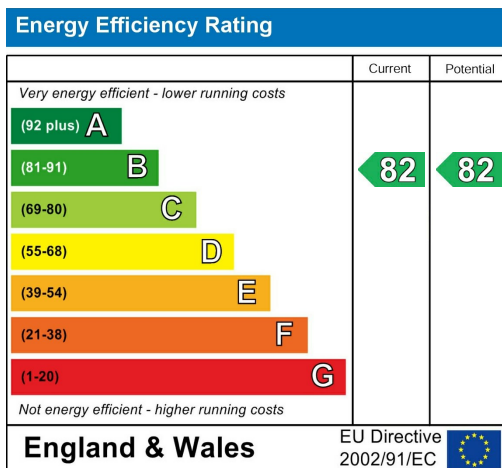
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







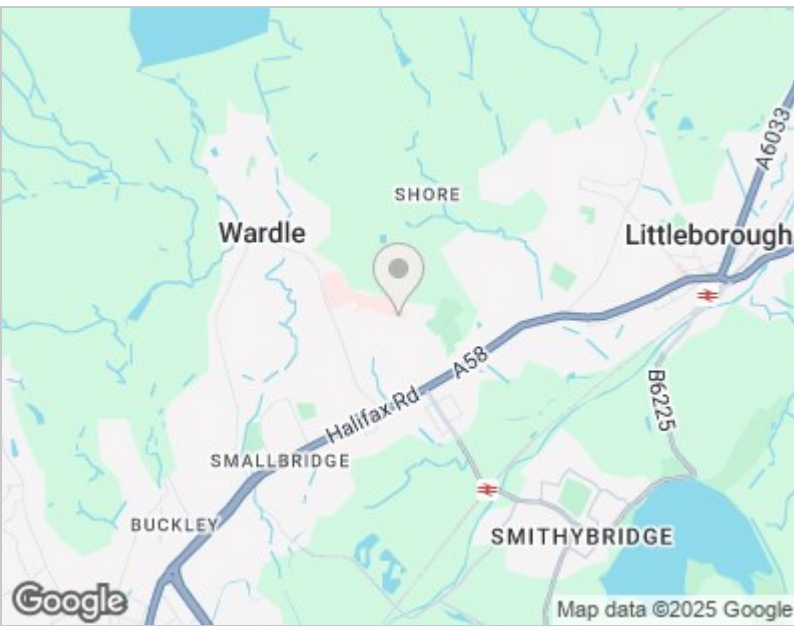
Energy Efficiency Graph



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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