

HUNTERS®

HERE TO GET *you* THERE



Oakley Way

Wardle, Rochdale, OL12 9DY

£225,000



- MODERN END TOWN HOUSE
- THREE BEDROOMS
- DOWNSTAIRS WC
- VIEWING HIGHLY RECOMMENDED
- FREEHOLD (with service charge)

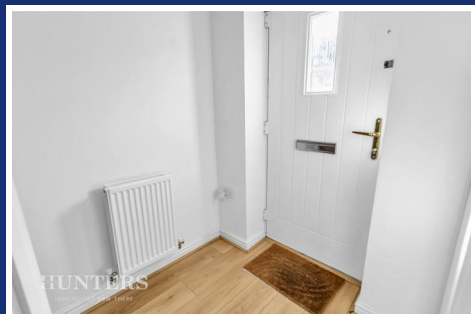
- LOVELY OPEN ASPECT TO THE REAR
- OPEN PLAN LIVING KITCHEN
- GARDEN AND DRIVEWAY
- COUNCIL TAX BAND B
- EPC RATING C

Tel: 01706 390 500

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Located on the highly sought-after Birch Hill development, close to open countryside, schools, and excellent transport links, Hunters Estate Agents are delighted to present this beautifully presented three-bedroom end townhouse. The property enjoys lovely rear views over the hills, offering a sense of privacy and space.

The home is modern throughout, with light and bright accommodation including an open-plan kitchen and lounge, a convenient downstairs WC, and on the first floor, two bedrooms and a three-piece bathroom suite. The master double bedroom occupies the entire second floor, providing a spacious and private retreat.

Externally, the property features a landscaped rear garden and driveway parking to the front. This is a fantastic opportunity for anyone seeking a modern, stylish home, and early viewings are highly recommended. Contact us today to arrange a visit.

Entrance Hall

Upon entering this contemporary home, you are welcomed by the staircase leading to the first floor and a practical space for coats and storage, with a door providing access to the open-plan kitchen and living area.

Kitchen Diner Living Room

9'10" x 9'0" (kitchen) 12'3" x 9'9" (lounge) (3.02 x 2.76 (kitchen) 3.74 x 2.98 (lounge))

A well presented open-plan breakfast kitchen that flows effortlessly into the lounge, with doors opening onto the rear garden, filling the space with abundant natural light. The kitchen is fitted with a range of wall and base units, a stainless steel sink, electric oven, gas hob with overhead extractor fan and designated spaces for a fridge/freezer and washing machine. The built-in breakfast bar adds an area for dining. The lounge overlooks the rear garden and provides ample space for seating, creating a comfortable and versatile living area.

WC

A useful two-piece suite comprising a WC and wash basin.

First Floor Landing

Access to all first floor rooms and stairs leading to the second floor.

Bedroom 2

7'11" x 12'3" (2.42 x 3.74)

A light and airy double bedroom situated at the rear of the property, offering pleasant outlook over the garden and the wonderful far reaching open view. The room is tastefully decorated and provides a bright, comfortable space.

Bedroom 3

7'11" x 12'3" max (2.42 x 3.74 max)

Single bedroom with two windows to the front aspect making it a lovely light and bright room. Ideal as a home office or nursery.

Family Bathroom

6'1" x 5'6" (1.86 x 1.68)

A modern white bathroom suite featuring a fitted

bath with an overhead shower, low-level WC, wash hand basin, and a radiator, combining style and functionality.

Second Floor Landing

Useful built in storage cupboard.

Bedroom 1

15'8" x 9'2" (4.80 x 2.80)

Occupying the entire second floor, the master bedroom is a bright and spacious retreat, filled with natural light from skylight windows at both the front and rear. It includes fitted wardrobes, shelving, and a dressing table with additional storage behind, as well as handy alcove storage. With boarded loft access providing further storage, this well-presented and private space offers the perfect sanctuary away from the main living areas.

Garden and Parking

The property features a well-landscaped rear garden with an Indian-paved patio seating area and a lawn, providing an ideal space for relaxing and entertaining. Off-road parking is available via the driveway at the front of the property, with an extra space for visitors.

Material Information - Littleborough

Tenure Type; FREEHOLD (with service charge)

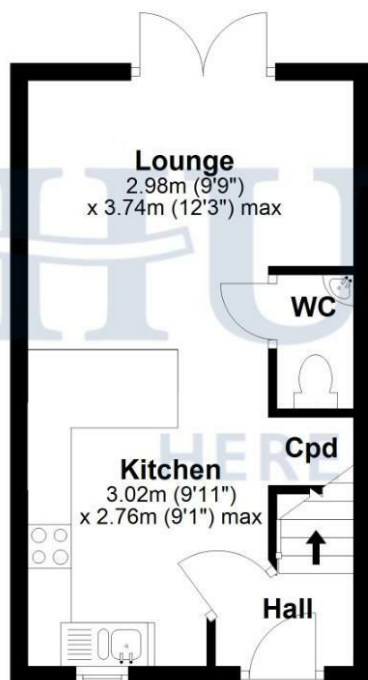
Annual Service Charge Amount £171.00

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

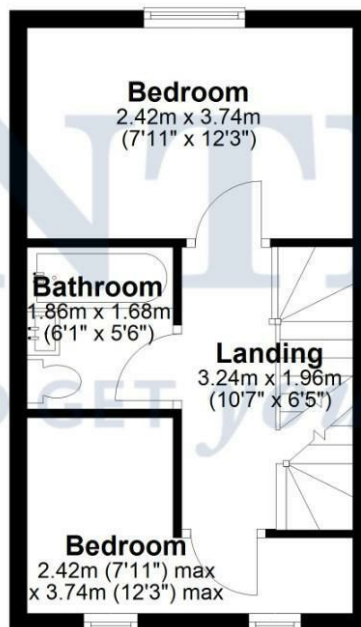
Ground Floor

Approx. 25.2 sq. metres (270.8 sq. feet)



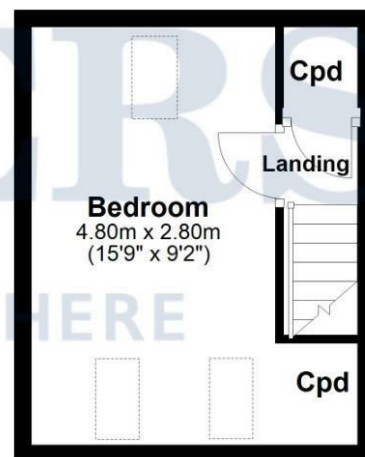
First Floor

Approx. 25.2 sq. metres (270.8 sq. feet)



Second Floor

Approx. 17.9 sq. metres (193.1 sq. feet)



Total area: approx. 68.3 sq. metres (734.7 sq. feet)

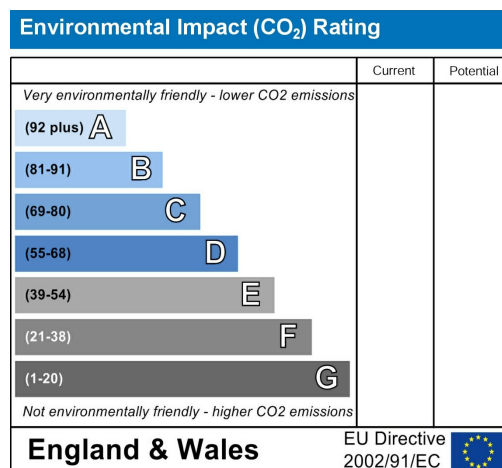
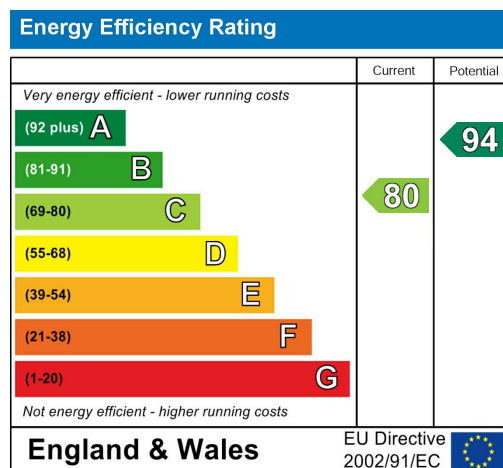
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own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







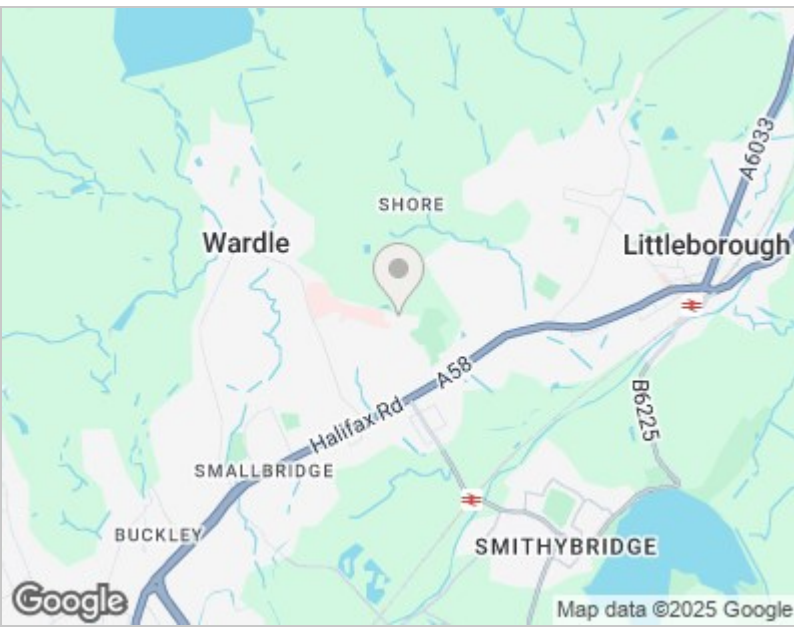
Energy Efficiency Graph



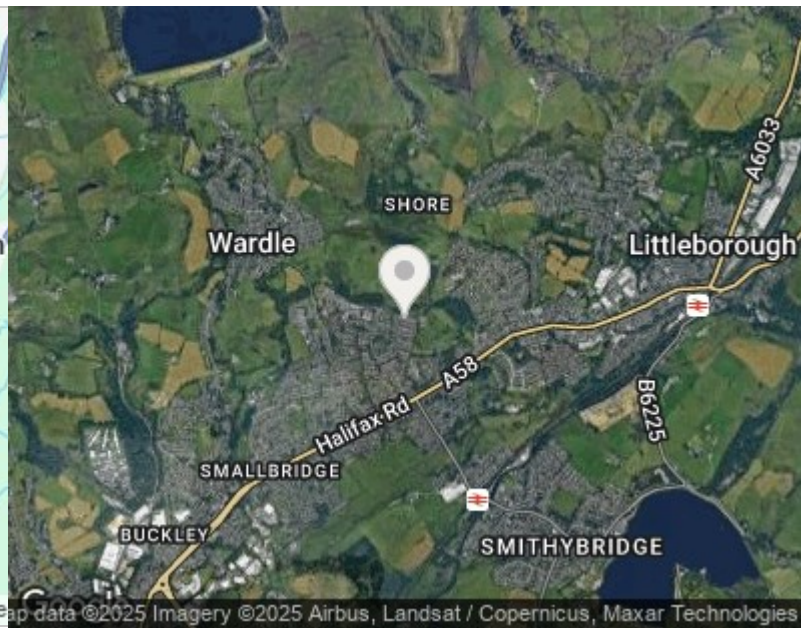
Viewing

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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