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Newhouse Close

Wardle, Wardle, OL12 9LW

Offers In Excess Of £230,000

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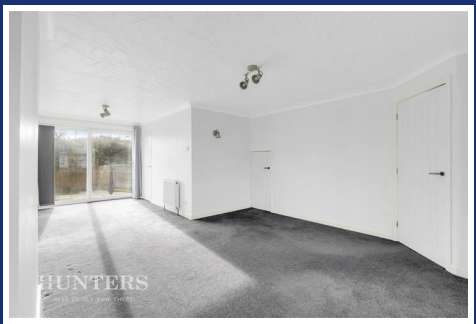
- THREE BEDROOM SEMI-DETACHED HOME
- QUIET CUL-DE-SAC POSITION
- DRIVEWAY PARKING & ENCLOSED GARDEN
- EPC RATING C
- LEASEHOLD
- SOUGHT-AFTER VILLAGE LOCATION
- SPACIOUS OPEN-PLAN LOUNGE/DINER
- NO ONWARD CHAIN
- COUNCIL TAX BAND B

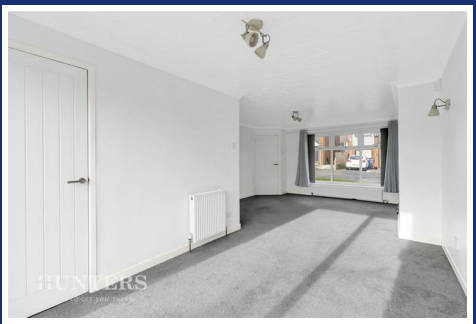
Newhouse Close

Wardle, Wardle, OL12 9LW

Offers In Excess Of £230,000







Enjoying a lovely position at the head of a cul-de-sac in the popular village of Wardle, this attractive three-bedroom semi-detached home offers well-presented accommodation, a generous garden and off-road parking, making it an excellent choice for first-time buyers, young families or those looking to enjoy village life with beautiful countryside close by.

The property is ideally situated to take advantage of everything Wardle has to offer, including local schools, village amenities and wonderful countryside walks around Watergrove Reservoir. Littleborough village is also within easy reach, offering a wider selection of shops, cafés, restaurants and excellent transport links, including railway connections to Manchester and Leeds.

Internally, the accommodation briefly comprises a welcoming entrance hallway, a wonderfully light and spacious open-plan lounge and dining room, providing plenty of space for both relaxing and entertaining, with patio doors opening directly onto the rear garden. The modern fitted kitchen features attractive white cabinetry, beech wooden worktops and an integrated oven and hob.

To the first floor are three bedrooms and a three-piece family bathroom, providing comfortable accommodation for a growing family.

Externally, the property enjoys a lawned garden to the front, whilst a generous driveway to the side provides off-road parking for two vehicles. The enclosed rear garden offers a lovely space to enjoy the warmer months, with a substantial paved patio, lawned area and timber fencing, along with views towards the surrounding hills.

Further benefits include gas central heating, uPVC double glazing and a security alarm.

Offered to the market with NO ONWARD CHAIN, this is a fantastic opportunity to purchase a lovely home in a desirable village location, combining everyday convenience with countryside living.

An early viewing is highly recommended to appreciate the space, position and lifestyle this home has to offer.

Hall
This welcoming entrance hall greets you with neutral walls and offers a bright introduction to the home.

Lounge
13'2" x 13'11" (4.02m x 4.25m)
The spacious lounge is a bright and airy room with large windows at the front and sliding glass doors at the rear, allowing plenty of natural light to fill the space. It offers ample space for various seating arrangements and flows seamlessly into the dining area, making it ideal for both relaxing and entertaining.

Dining Area
10'3" x 8'6" (3.13m x 2.58m)
The dining area adjoins the lounge and benefits from sliding patio doors that open to the garden, creating a pleasant indoor-outdoor flow.

Kitchen
10'3" x 7'10" (3.13m x 2.40m)
This kitchen is designed with a range of wall and base units, with warm wooden work surfaces, offering a charming and homely feel. It is well-lit with a window overlooking the garden and a door providing garden access. The kitchen includes an integrated oven and hob, and has space for a fridge freezer, washing machine and an additional appliance. The wood-effect flooring adds a fresh and clean look to the space, which feels bright and functional.

Landing
8'2" x 7'0" (2.49m x 2.13m)
Providing access to all three bedrooms and the bathroom.

Bedroom 1
11'11" x 9'11" (3.64m x 3.02m)
This main bedroom is a comfortable and bright space, featuring a large window that floods the room with natural light.

Bedroom 2
11'6" x 9'4" (3.51m x 2.85m)
A second bedroom offers a similarly bright and peaceful space, with a large window overlooking the front of the property.

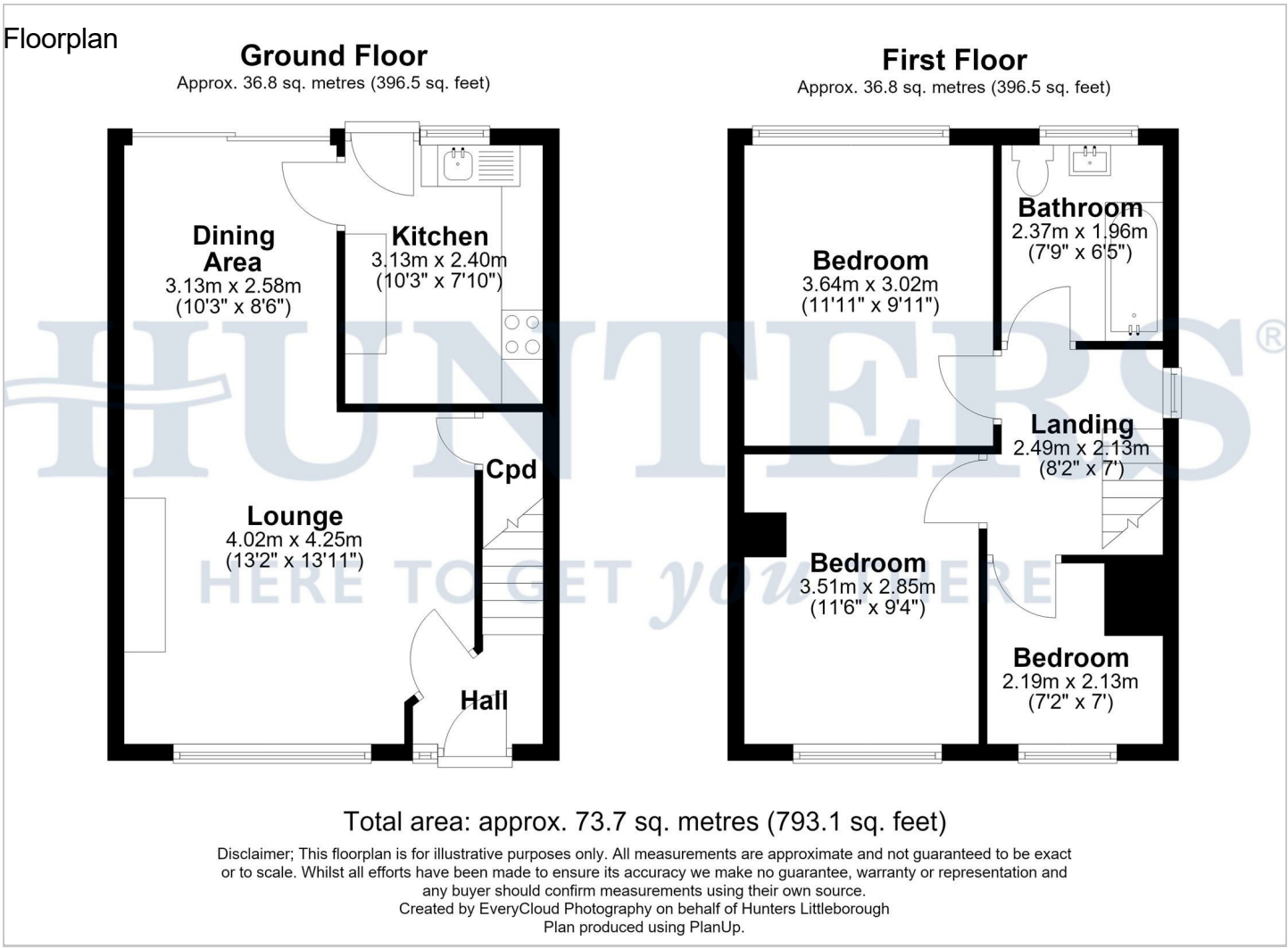
Bedroom 3
7'2" x 7'0" (2.19m x 2.13m)
The third bedroom is a smaller room that could suit a single bed or be ideal as a nursery or home office.

Bathroom
7'9" x 6'5" (2.37m x 1.96m)
The bathroom is fitted with a white suite comprising a bath with an electric shower and screen, low level WC, and washbasin. It has a bright, clean feel with light tiling accented by a decorative border and a window for natural light and ventilation.

Rear Garden and Parking
The rear garden is a neat and private outdoor space featuring a paved patio area ideal for seating or dining al fresco. Beyond the patio, there is a well-maintained lawn bordered by fencing, providing a safe and pleasant environment for relaxation or play. Paved driveway parking can be located to the side of the property.

Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 945
Leasehold Annual Service Charge Amount £17.00
Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan



Total area: approx. 73.7 sq. metres (793.1 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.



















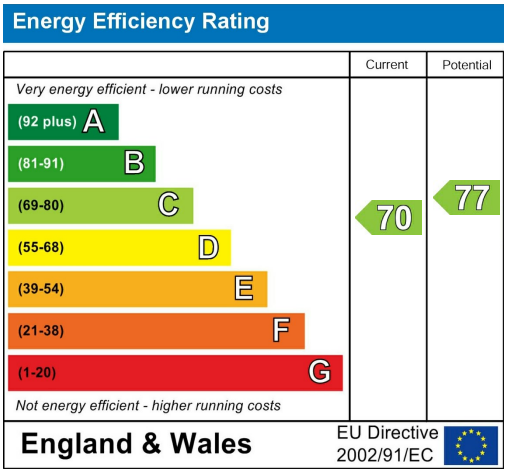


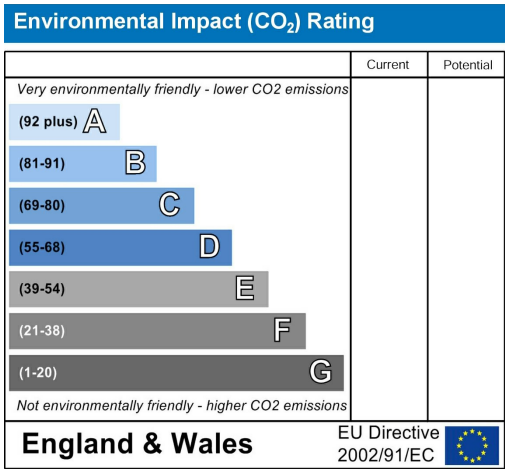






Energy Efficiency Graph





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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