

HUNTERS®

HERE TO GET *you* THERE



Regal Fold

Wardle, OL12 9DD

Offers In Excess Of £270,000



- MODERN DETACHED PROPERTY
- TWO BATHROOMS
- DOWNSTAIRS WC
- OPEN VIEWS TO THE REAR
- EPC RATING C

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING AND LOVELY GARDEN
- COUNCIL TAX BAND D
- LEASEHOLD

Tel: 01706 390 500

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Wardle, OL12 9DD

Offers In Excess Of £270,000



Hunters Estate Agents are delighted to offer to the market this beautifully presented modern three-bedroom detached home. Situated on a cul-de-sac in the popular residential area of Wardle, the property enjoys convenient access to local shops, schools, and amenities.

The accommodation benefits from gas central heating and double glazing and briefly comprises: a welcoming entrance hall, lounge, dining room, kitchen, guest WC, and three first-floor bedrooms, with the master bedroom boasting an en-suite, alongside a separate family bathroom.

Externally, the property features a front garden and a block-paved driveway leading to an integral garage. The rear garden is larger than average, offering a decked seating area, paved patio, and stunning open countryside views, creating a perfect space for outdoor relaxation and entertaining.

This property represents an ideal family home, and viewings are highly recommended to fully appreciate its location, presentation, and charm.

Entrance Hall

A welcoming entrance hall with stairs accessing the first floor and a door to the lounge.

Lounge

15'8" x 10'8" max (4.79 x 3.26 max)

A light and tastefully decorated lounge, featuring a charming fireplace and a front-facing window that fills the room with natural light. A doorway provides access through to the dining room, creating a flowing and inviting living space.

Dining Room

8'3" x 10'8" max (2.52 x 3.26 max)

A bright and welcoming dining room, offering space for a family dining table, with doors that open onto and overlook the rear garden, creating a perfect space for family meals.

Kitchen

8'3" x 9'9" max (2.52 x 2.99 max)

A modern kitchen fitted with a range of base and wall units, including a built-in oven and hob, integrated fridge freezer, with further space for a dishwasher. A rear-facing window overlooks the garden, filling the room with natural light and creating a bright and inviting cooking space.

Downstairs WC

Convenient in any family home, a two piece suite with a low level WC and a wash hand basin.

Landing

Bedroom 1

12'6" x 10'8" (3.82 x 3.26)

A spacious double bedroom with a front-facing window, featuring built-in wardrobes with mirrored sliding doors. An internal door provides convenient access to the en-suite, creating a stylish and practical master suite.

En-Suite

8'5" x 5'6" max (2.58 x 1.69 max)

A modern three-piece en-suite comprising a

low-level WC, wash hand basin, and walk-in shower, complete with a rear-facing window allowing natural light and ventilation. There is also loft access which has a pull down ladder, light and is boarded making it ideal for extra storage.

Bedroom 2

12'6" x 11'6" max (3.82 x 3.52 max)

Second double bedroom with a built-in cupboard and a front aspect window that fills the room with lots of natural light.

Bedroom 3

8'10" max x 9'7" (2.71 max x 2.93)

A good-sized single bedroom, ideal as a child's room or home office, with a pleasant rear-facing outlook over the garden.

Family Bathroom

5'4" x 6'9" (1.65 x 2.06)

A modern three-piece family bathroom comprising a low-level WC, wash hand basin, and bath with an overhead shower, creating a bright and practical space for everyday family use.

External and Garage

15'8" x 8'5" garage (4.79 x 2.59 garage)

To the front, there is a driveway alongside a low-maintenance lawn garden, leading to an integral garage which has plumbing and space for a washing machine and tumble dryer. Access down the side of the property to the rear. The rear garden has been lovingly landscaped and backs onto open fields, offering a wonderful space to sit, relax, and enjoy peaceful outdoor living with a sense of privacy and space.

Material Information - Littleborough

Tenure Type; Leasehold

Leasehold Years remaining on lease; 977

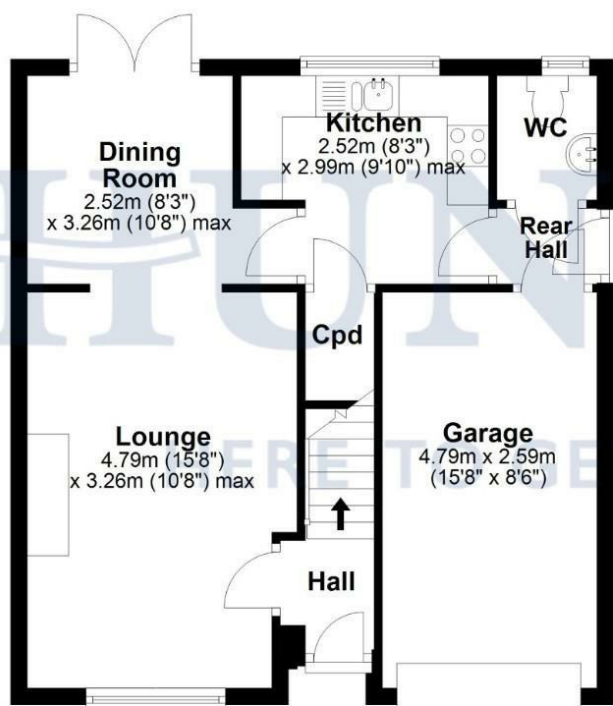
Leasehold Ground Rent Amount £100 pa

Council Tax Banding; ROCHDALE COUNCIL
BAND D

Floorplan

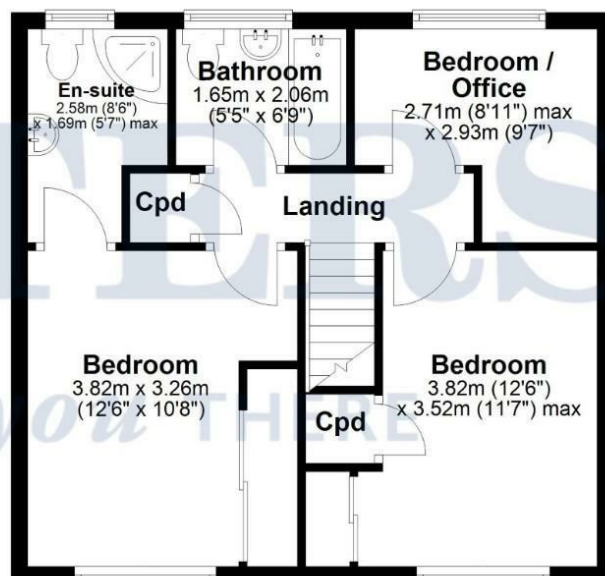
Ground Floor

Approx. 50.3 sq. metres (541.7 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.2 sq. feet)

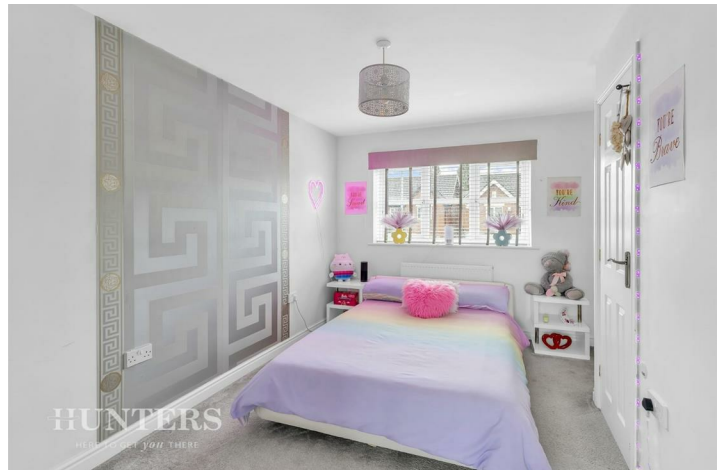


Total area: approx. 95.0 sq. metres (1022.9 sq. feet)

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.

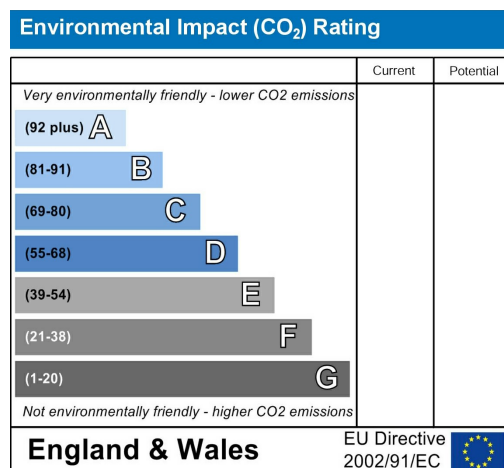
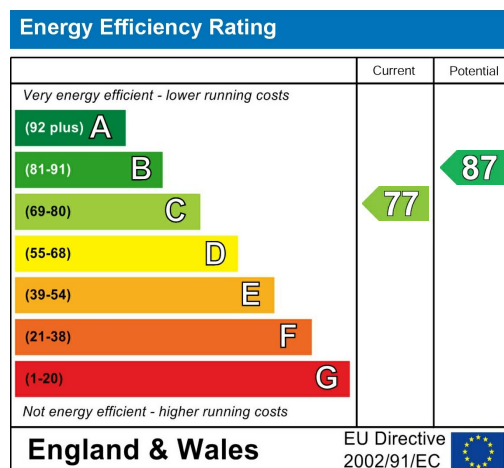
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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