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Wardle Fold

Wardle, Rochdale, OL12 9NF

£135,000

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- DECEPTIVELY SPACIOUS DUPLEX APARTMENT
- PRIVATE FRONT DOOR WITH OWN ENTRANCE
- SPACIOUS LIVING ACCOMMODATION
- PRIME VILLAGE LOCATION NEAR COUNTRYSIDE & WATERGROVE RESERVOIR
- COUNCIL TAX BAND B
- RARE OPPORTUNITY IN GRADE II LISTED BUILDING
- TWO GENEROUS DOUBLE BEDROOMS
- FULL OF CHARACTER WITH MODERNISATION POTENTIAL
- LEASEHOLD
- EPC RATING N/a (Listed building)

Tel: 01706 390 500

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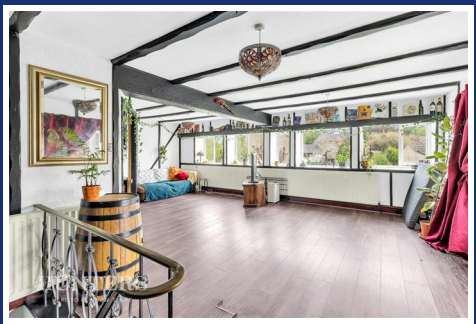

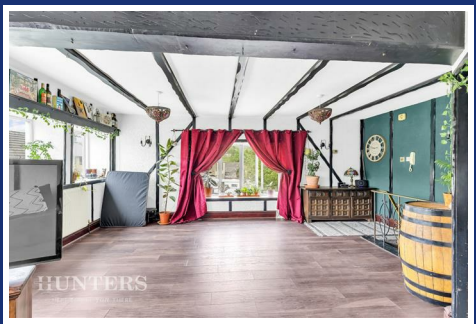

A rare opportunity to purchase this deceptively spacious duplex apartment, boasting its own private front door and set within a charming Grade II listed building. Full of character and original features, the property offers two generous double bedrooms and well-proportioned living accommodation throughout.

While in need of modernisation, the apartment presents excellent potential to create a truly wonderful home tailored to your taste and style.

Ideally located in the heart of Wardle village, the property enjoys lovely scenic views and is surrounded by open countryside, offering a peaceful yet well-connected lifestyle. Watergrove Reservoir is within walking distance, perfect for outdoor enthusiasts, while local bus routes provide easy access to neighbouring towns and villages. A range of shops, schools, and convenient train links to Leeds and Manchester are also close at hand.

Early viewing is highly recommended to appreciate the space, character, and potential this unique home has to offer.

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Lounge & Dining Room

18'10" max x 23'7" (5.74m max x 7.18m)

A spacious and bright open-plan lounge and dining room featuring exposed beams contrasting against white walls, adding character and charm to the space. With large windows that flood the room with natural light. The room is accessed via a decorative wrought iron staircase and leads to the fitted kitchen.

Kitchen

6'9" x 11'4" (2.06m x 3.44m)

A compact kitchen with a range of wall and base units, contrasting white countertops and tiled flooring. A window above the sink provides natural light and views to the outside, making the space feel bright and functional. The layout is efficient, ideal for practical cooking needs.

Landing

6'9" x 14'2" (2.06m x 4.31m)

The landing area features a decorative wrought iron balustrade, windows to create a bright space and useful built in storage cupboards.

Bedroom 1

11'9" x 11'8" (3.58m x 3.55m)

A large double bedroom offering generous natural light from the windows and built in storage.

Bedroom 2

11'9" x 11'7" (3.58m x 3.53m)

A second double bedroom with a large window allowing ample daylight, an ideal bedroom or home office.

Bathroom

6'9" x 6'9" (2.06m x 2.05m)

The bathroom includes a traditional white suite with a bath and overhead shower, a pedestal basin, and a frosted window for privacy while allowing natural light to enter.

Courtyard

A quaint stone-paved courtyard, enclosed via stone wall.

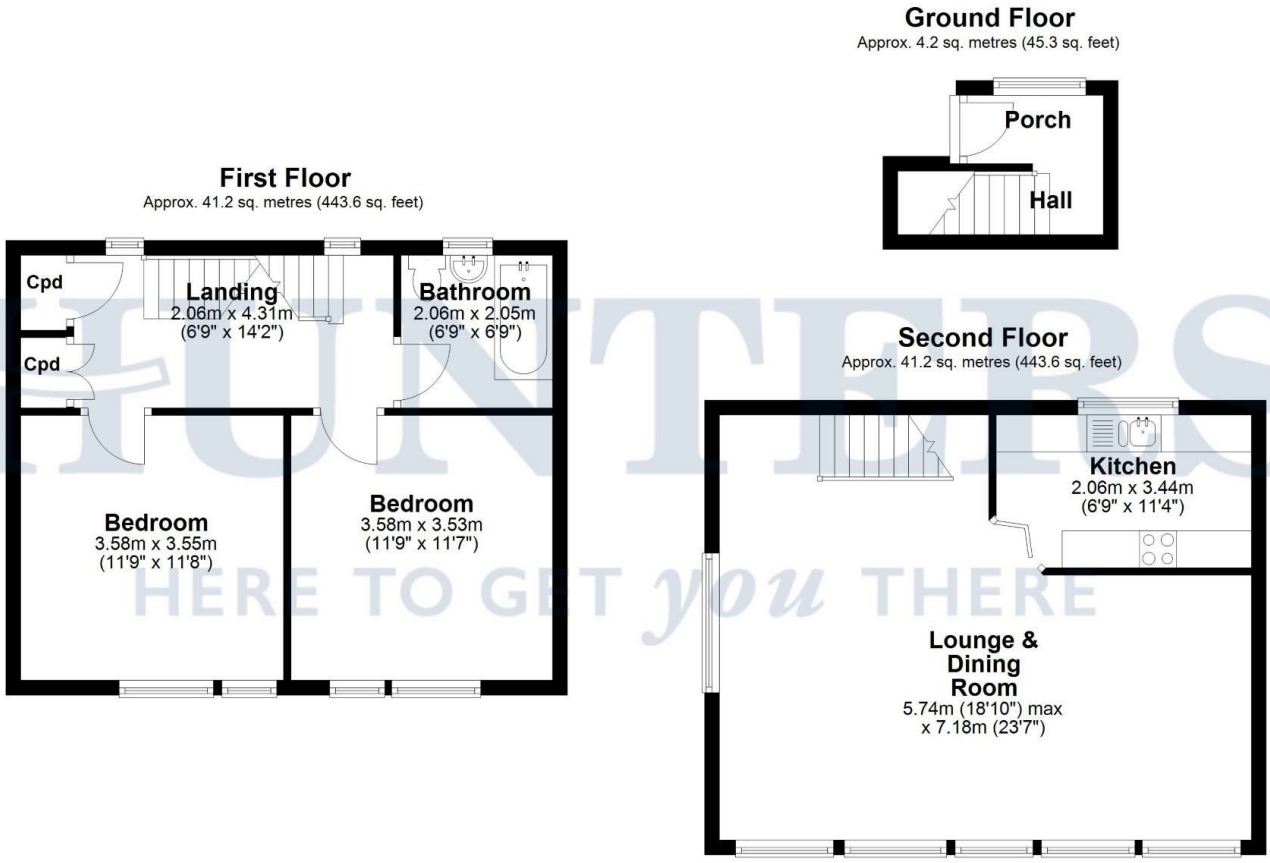
View

A tranquil street view from the property, showing well-maintained roads and mature trees lining the area. The perspective highlights the leafy and peaceful neighbourhood setting, ideal for those seeking a calm living environment.

Material Information - Littleborough

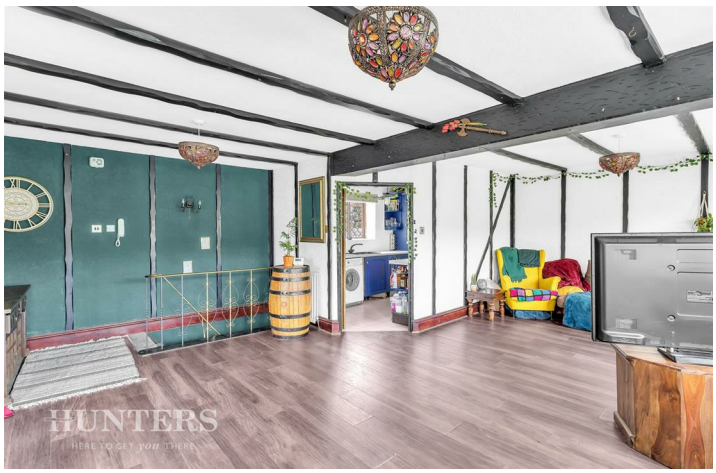
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 117
Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan



Total area: approx. 86.6 sq. metres (932.4 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.



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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

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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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The Property Ombudsman