



## Ramsden Road, Wardle, Rochdale, OL12 9NT

- TWO BEDROOM MID TERRACE
- CLOSE TO WATERGROVE RESERVOIR
- LOUNGE KITCHEN BATHROOM
- SOLD WITH NO CHAIN
- FREEHOLD
- SOUGHT AFTER VILLAGE LOCATION
- LOCAL SCHOOLS NEARBY
- ENCLOSED GARDEN TO REAR
- COUNCIL TAX BAND A
- EPC RATING D

**£145,000**

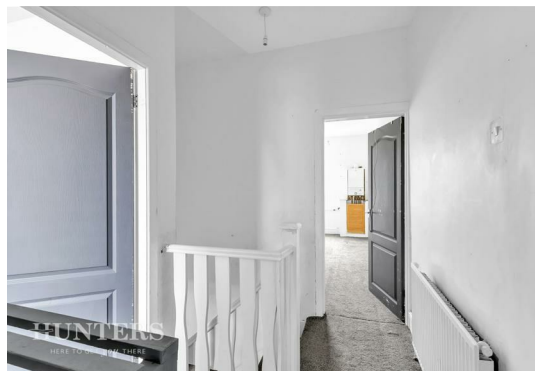




# Ramsden Road, Wardle, Rochdale, OL12 9NT

## DESCRIPTION

Situated within the heart of Wardle village, making this home an idyllic location within walking distance to the local amenities such as schools and shops and also only a few minutes from the beautiful Watergrove Reservoir. Sold with no onward chain, this mid stone property briefly comprises of a lounge, kitchen, two bedrooms and a bathroom. Externally the property is set back from the road side and offers an enclosed garden to the rear. Ideal for first time buyers, those looking to downsize and for investors. Call now to arrange your viewing. **SOLD WITH NO CHAIN.**



### Lounge

15'0" x 13'9"

The lounge offers ample space for furniture, with a window to the front aspect allowing natural light to fill the room. Stairs lead to the first floor, and a door provides access to the kitchen.

### Kitchen

14'6" x 8'1"

The kitchen features a range of base and wall units, providing plenty of storage space, with room for appliances. A door and window overlook the rear garden, allowing natural light to flood the space.

### Landing

9'0" x 7'8"

The landing provides access to the bedrooms and family bathroom, offering a convenient layout for the upper floor.

### Bedroom 1

14'6" x 8'1"

Double bedroom with a rear aspect window.

### Bedroom 2

11'3" x 7'11"

This front-aspect bedroom features a storage cupboard and offers access to the loft.

### Bathroom

6'11" x 5'5"

The bathroom features a three-piece suite, including a WC, wash hand basin, and a shower over the bath. A window to the front aspect allows natural light into the space.

### External

Set back and off the roadside, the property features a charming front cottage garden. The enclosed rear garden has been landscaped with artificial grass, offering a low-maintenance outdoor space.

### Material Information - Littleborough

Tenure Type; FREEHOLD  
Council Tax Banding; ROCHDALE  
COUNCIL BAND A

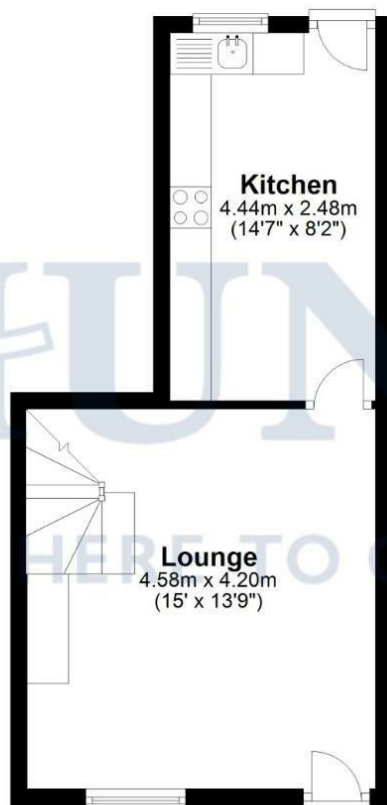






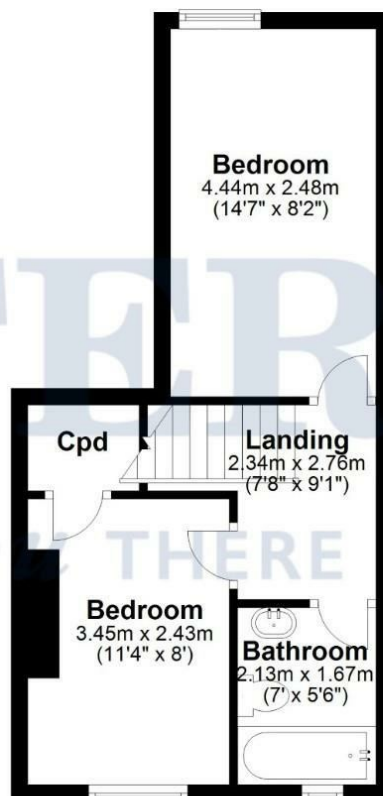
## Ground Floor

Approx. 30.5 sq. metres (327.9 sq. feet)



## First Floor

Approx. 30.5 sq. metres (327.9 sq. feet)



Total area: approx. 60.9 sq. metres (655.8 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.

## Viewings

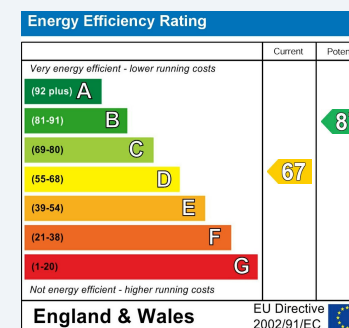
Please contact [littleborough@hunters.com](mailto:littleborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.