

# HUNTERS®

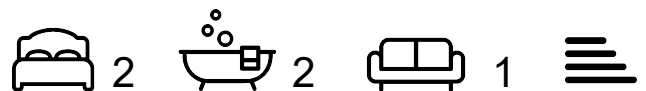
HERE TO GET *you* THERE



## Mayflower Gardens

Wardle, OL12 9DF

£210,000



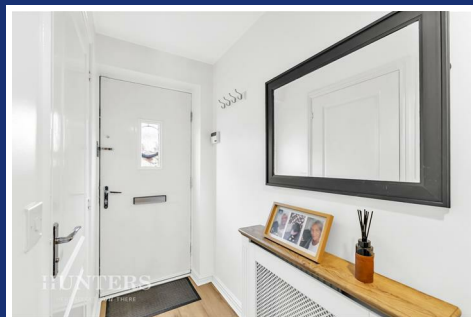
- MODERN SEMI-DETACHED HOME
- TWO BATHROOMS PLUS DOWNSTAIRS WC
- ENCLOSED GARDEN WITH PAVED PATIO AREA
- NO ONWARD CHAIN
- EPC RATING TBC
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER BIRCH HILL DEVELOPMENT
- TWO ALLOCATED PARKING SPACES
- COUNCIL TAX BAND B
- FREEHOLD (with service charge)

Tel: 01706 390 500

# Mayflower Gardens

Wardle, OL12 9DF

£210,000



Hunters Estate Agents are pleased to present this modern and well-maintained semi-detached home, situated on a highly sought-after development in Wardle. This property is ideal for first-time buyers or those looking to downsize, offering a move-in-ready home.

The accommodation briefly comprises an inviting entrance hall, a convenient downstairs WC, and a bright, spacious lounge overlooking the open front aspect. To the rear, there is a contemporary dining kitchen with ample space for both cooking and entertaining.

To the first floor, the property offers two well-proportioned bedrooms, including a master bedroom with en-suite shower room, along with a stylish family bathroom.

Externally, the rear garden is fully enclosed, providing a private and low-maintenance outdoor space with a patio area and artificial lawn. The property also benefits from private off-road parking located to the rear.

Early viewing is highly recommended to fully appreciate everything this home has to offer. Contact us today to arrange your viewing.

### Hall

This welcoming hall offers a bright and airy entrance with access to the lounge and stairs leading to the first floor.

### Lounge

14'2" x 10'0" max (4.32m x 3.06m max)

The lounge is spacious and well-lit, with a front-facing window allowing natural light to fill the room. Light wood flooring complements the neutral walls, providing a calm and comfortable space for relaxing or entertaining.

### Dining kitchen

8'0" x 13'4" (2.44m x 4.06m)

The dining kitchen is a bright and functional space featuring a range of wall and base units with contrasting countertops. Integrated appliances include an oven and hob, as well as space for freestanding appliances including fridge freezer, washing machine and dishwasher. The dining area comfortably accommodates a table and benefits from natural light through a rear window and a set of patio doors that open out onto the garden, offering a seamless flow between indoor and outdoor living.

### WC

This ground floor WC is compact and practical, with a white low level WC and a small hand basin. A small window allows natural light to brighten the room.

### Landing

3'0" x 6'4" (0.92m x 1.92m)

The landing provides access to the first-floor rooms.

### Bedroom 1

12'5" x 9'11" max (3.79m x 3.02m max)

This well-proportioned double bedroom benefits from a front-facing window that fills the room with natural light. A built-in cupboard provides storage, and the room enjoys the convenience of an en-suite shower room.

### En-suite

6'7" x 5'4" (2.00m x 1.62m max)

The en-suite shower room is bright and contemporary, featuring a fully enclosed shower, a low level WC, and a small basin.

### Bedroom 2

9'9" x 6'8" (2.97m x 2.04m)

A further double bedroom with a rear-facing window providing natural light and views of the rear garden.

### Bathroom

6'5" x 6'4" (1.95m x 1.92m)

The family bathroom comprises of a bath with shower attachment, wash hand basin, and low level WC. A frosted window provides privacy while allowing natural light to enter.

### Rear Garden

The rear garden is a private and low-maintenance outdoor space featuring a paved patio and artificial lawned area. The garden is fully enclosed with wooden fencing, offering a secure and peaceful spot for outdoor relaxation or entertaining.

### Parking

The property benefits from two allocated parking spaces at the rear of the property.

### Material Information - Littleborough

Tenure Type; FREEHOLD

Annual Service Charge Amount £176.00

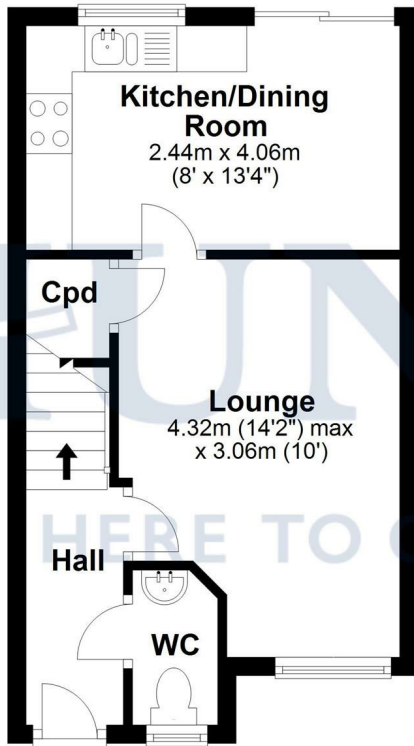
Council Tax Banding; ROCHDALE COUNCIL BAND B



# Floorplan

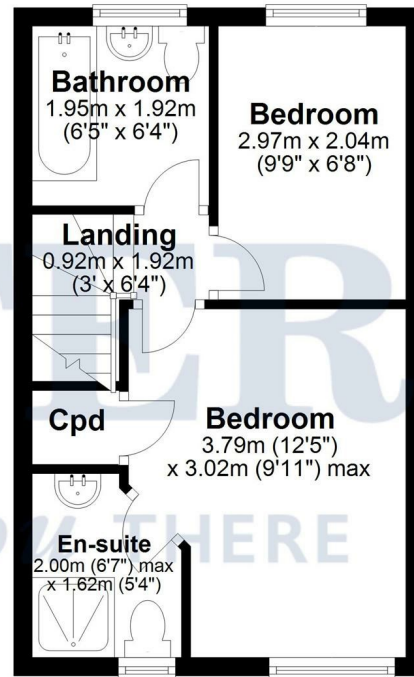
## Ground Floor

Approx. 29.4 sq. metres (316.3 sq. feet)



## First Floor

Approx. 27.9 sq. metres (299.8 sq. feet)



**Total area: approx. 57.2 sq. metres (616.1 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.



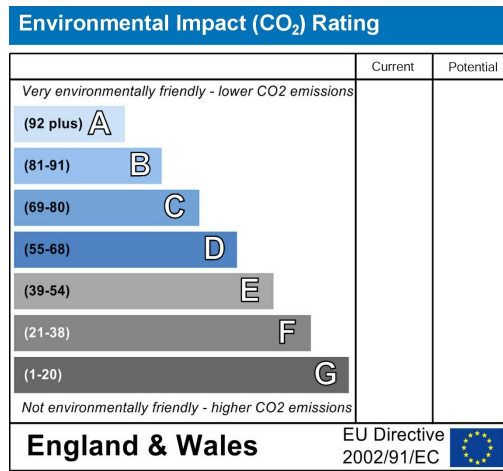
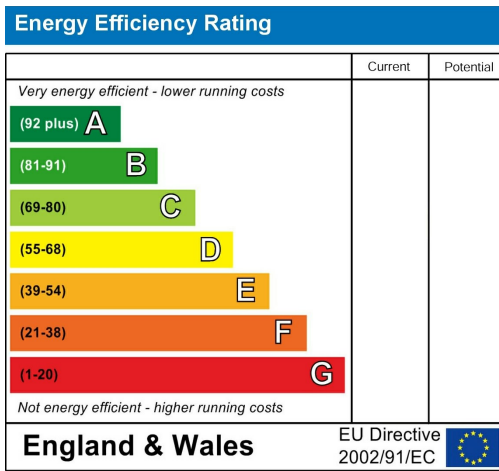








## Energy Efficiency Graph



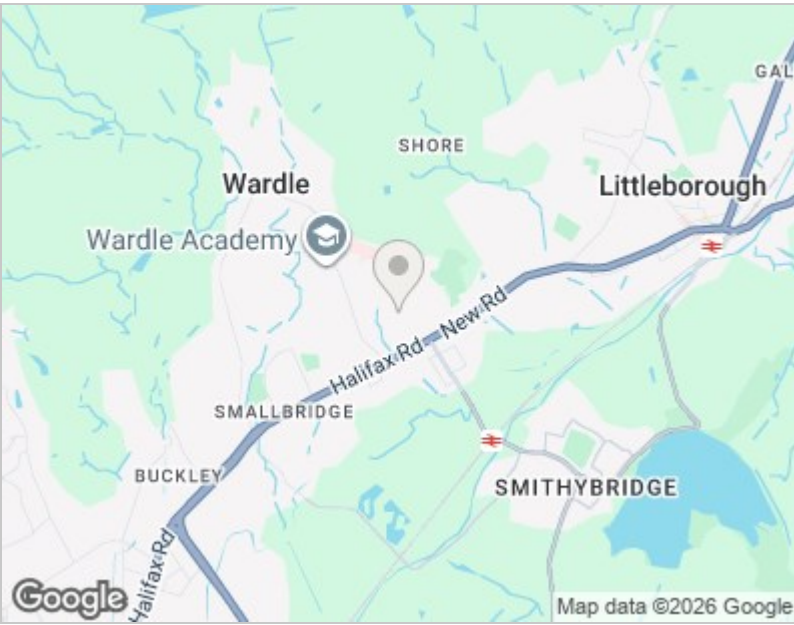
## Viewing

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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