



Ashbourne Close

Wardle, OL12 9LU

£220,000



- BEAUTIFULLY PRESENTED THREE-BEDROOM TOWNHOUSE
- MODERN DINING KITCHEN & SPACIOUS LOUNGE
- PRIVATE ENCLOSED REAR GARDEN
- ENERGY SAVING SOLAR PANELS
- LEASEHOLD
- HIGHLY SOUGHT-AFTER WARDLE LOCATION
- FULLY BOARDED ATTIC ROOM, IDEAL FOR STORAGE
- CONVENIENT LOCATION & OPEN COUNTRYSIDE
- EPC GRADE TBC
- COUNCIL TAX BAND B

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Situated in the highly sought-after village of Wardle, surrounded by beautiful open countryside and just moments from the picturesque Watergrove Reservoir, this well-presented three-bedroom townhouse offers spacious and versatile accommodation and would make an ideal home for a variety of buyers. The property is ideally positioned within easy reach of excellent primary and secondary schools, local amenities and convenient transport links.

The accommodation briefly comprises a welcoming entrance hallway leading to a spacious lounge, complete with a multi-fuel stove creating a cosy and inviting focal point, and a modern dining kitchen providing an excellent space for both everyday family living and entertaining.

To the first floor are three well-proportioned bedrooms, two of which are generous doubles, together with a contemporary family bathroom fitted with a three-piece suite. In addition, accessed via a pull-down ladder offers a fully boarded attic room, complete with a skylight window, perfect for additional storage.

Further benefits include gas central heating, double glazing throughout and solar panels, offering an additional energy-efficient feature to the home.

Externally, the property enjoys a private enclosed rear garden, providing a lovely space for relaxing, outdoor dining and entertaining, whilst also making the most of the surrounding countryside setting.

This fantastic home offers an excellent opportunity for first-time buyers, growing families or those looking to downsize, combining versatile accommodation, desirable energy-saving features and a superb village location. Early viewing is highly recommended to fully appreciate the space, presentation and lifestyle this property has to offer.

Hall

A welcoming entrance hall providing access to the lounge and stairs to the first floor, featuring a bright, simple space with a contemporary front door that allows natural light to filter in.

Lounge

13'1" x 14' (3.98m x 4.28m)

A spacious and inviting lounge with a large window that fills the room with natural light and offers a lovely view of the front garden. The room features a charming multi-fuel burner set on a hearth with a timber mantle, creating a cosy focal point. Neutral decor and soft carpeting enhance the warm and comfortable atmosphere, making this an ideal space for relaxation or entertaining.

Dining Kitchen

10'4" x 17'1" (3.15m x 5.21m)

A modern dining kitchen that offers a stylish and practical space with plenty of storage and work surfaces. The kitchen features a range of wall and base units, paired with darker countertops, integrated appliances including an oven, hob, fridge, freezer, dishwasher and washing machine. Fitted with a breakfast bar with seating for three, space for a dining table and French doors leading to the rear garden, creating a bright and airy atmosphere perfect for cooking and dining.

Landing

With access to all first floor rooms and ladder leading to the attic space.

Bedroom 1

12' x 10'5" (3.66m x 3.17m)

The main bedroom is a peaceful retreat featuring a large window that fills the room with natural light and offers views over the rear garden and beyond. The room is finished in soft neutral tones, wooden panelling and space for a range of bedroom furniture.

Bedroom 2

11'4" x 9'2" (3.47m x 2.79m)

A bright and airy bedroom with a large window

overlooking the front. An ideal double bedroom with space for a range of bedroom furniture.

Bedroom 3

6'10" x 7'7" (2.09m x 2.31m)

The smallest of the three bedrooms, benefitting from a window that allows natural light to brighten the space. This room would work well as a child's bedroom, guest room, or home office.

Attic Room

11'8" x 17'1" (3.56m x 5.21m)

A versatile attic room accessed via drop-down ladders, with a skylight window and offering a spacious additional area, ideal for storage.

Shower Room

8'1" x 6'4" (2.47m x 1.94m)

A contemporary shower room finished with large neutral tiles and a decorative vertical mosaic feature, illuminated by natural light from an obscured window. The room includes a walk-in shower, a wall-mounted basin with a vanity unit underneath, a low level WC and a heated towel rail, offering a bright and fresh bathroom space.

Rear Garden

An enclosed rear garden featuring a wooden decked seating area that leads onto a paved patio. The garden is bordered by fencing and includes a summer house, providing a private outdoor space for relaxing, gardening, or entertaining.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 945

Leasehold Annual Ground Rent Amount £16.00

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

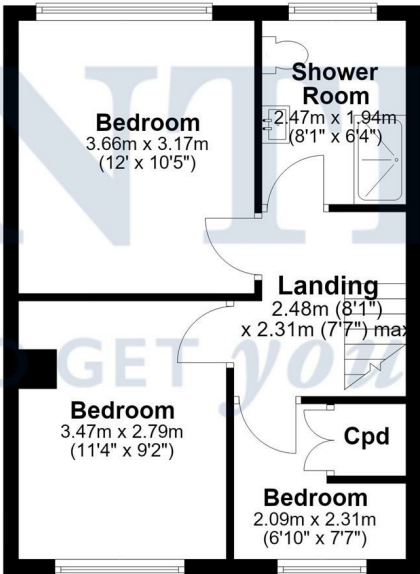
Ground Floor

Approx. 37.9 sq. metres (408.1 sq. feet)



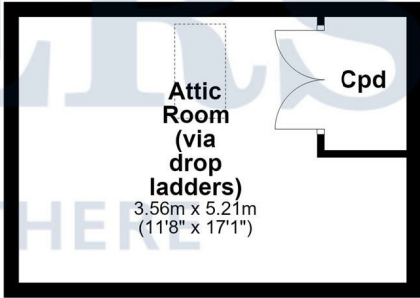
First Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



Loft

Approx. 18.6 sq. metres (199.7 sq. feet)



Total area: approx. 94.1 sq. metres (1012.8 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.

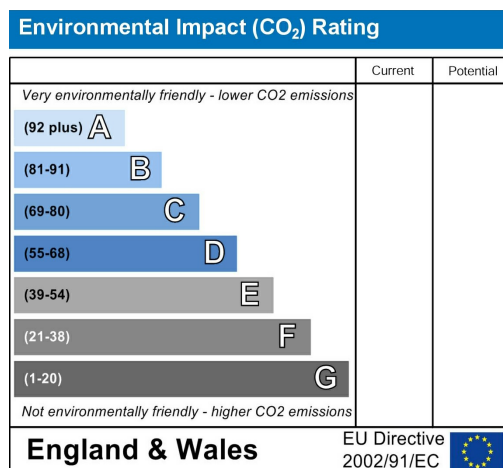
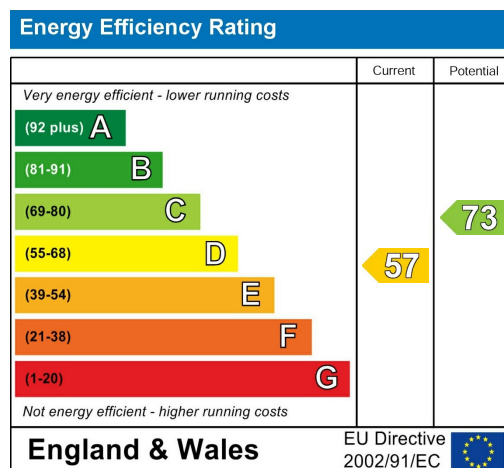
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Plan produced using PlanUp.







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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