HUNTERS®

HERE TO GET *you* THERE



Ashbourne Close

Wardle, Rochdale, OL12 9LU

£215,000

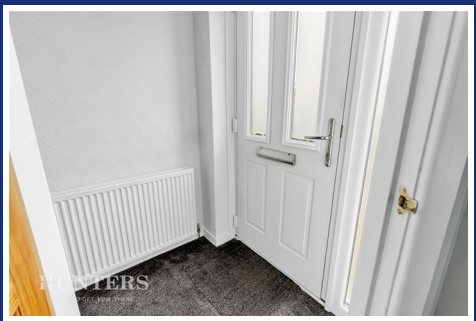
3 1 2 D

- END TOWNHOUSE PROPERTY
- LOUNGE AND DINING ROOM
- GARDENS TO FRONT AND REAR
- SOLD WITH NO ONWARD CHAIN
- EPC RATING D
- THREE BEDROOMS
- WELL PRESENTED THROUGHOUT
- GARAGE TO THE REAR
- COUNCIL TAX BAND B
- LEASEHOLD

Ashbourne Close

Wardle, Rochdale, OL12 9LU

£215,000







Located within the highly sought-after village of Wardle with the picturesque Watergrove Reservoir close by, this well-presented three-bedroom end townhouse enjoys an enviable setting whilst remaining within easy reach of excellent primary and secondary schools, local amenities and transport links.

Well maintained throughout, the property briefly comprises a welcoming entrance hall, a generous lounge through dining room, perfect for both everyday living and entertaining, together with a separate fitted kitchen.

To the first floor are three well-proportioned bedrooms, two of which are doubles, along with a family bathroom fitted with a three-piece suite.

The property further benefits from gas central heating and double glazed windows throughout.

Externally, there is a generous lawned front garden, while to the rear is a private enclosed garden, ideal for relaxing or entertaining. A single garage can be located to the rear of the property.

Sold with No Chain, this home offers an excellent opportunity for first-time buyers, growing families and those looking to downsize. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Hall
A welcoming entrance hall with access leading to the lounge and stairs to the first floor.

Lounge
13'3" x 13'11" (4.03m x 4.23m)
The lounge is a spacious and airy room featuring a large front window that provides plenty of natural light. Featuring a modern wall-mounted electric fireplace, a useful storage cupboard and an archway leading to the dining room.

Dining Room
10' x 8'8" (3.06m x 2.65m)
This dining room is bright and inviting, with wood-effect flooring and features large French doors opening out to the paved rear garden, flooding the space with natural light and making it an ideal spot for meals and socialising. The room connects seamlessly to the kitchen, and there is plenty of space for a dining table and chairs.

Kitchen
10' x 7'11" (3.06m x 2.42m)
The kitchen is fitted with a range of wall and base units, complemented by contrasting dark work surfaces and tiled splashbacks. It includes a built-in oven, hob with an extractor fan above and an integrated fridge and freezer.

Landing
7'10" x 7'5" (2.40m x 2.26m)
The landing provides access to all three bedrooms and the bathroom.

Bedroom 1
12'1" x 10'5" (3.67m x 3.17m)
The main bedroom is a generously sized room with a large window that lets in plenty of natural light and offers views to the rear of the property.

Bedroom 2
11'2" x 9'3" (3.41m x 2.81m)
Bedroom two is a comfortable double room with a large window, neutral decor and a fitted mirrored wardrobe that maximises space and light.

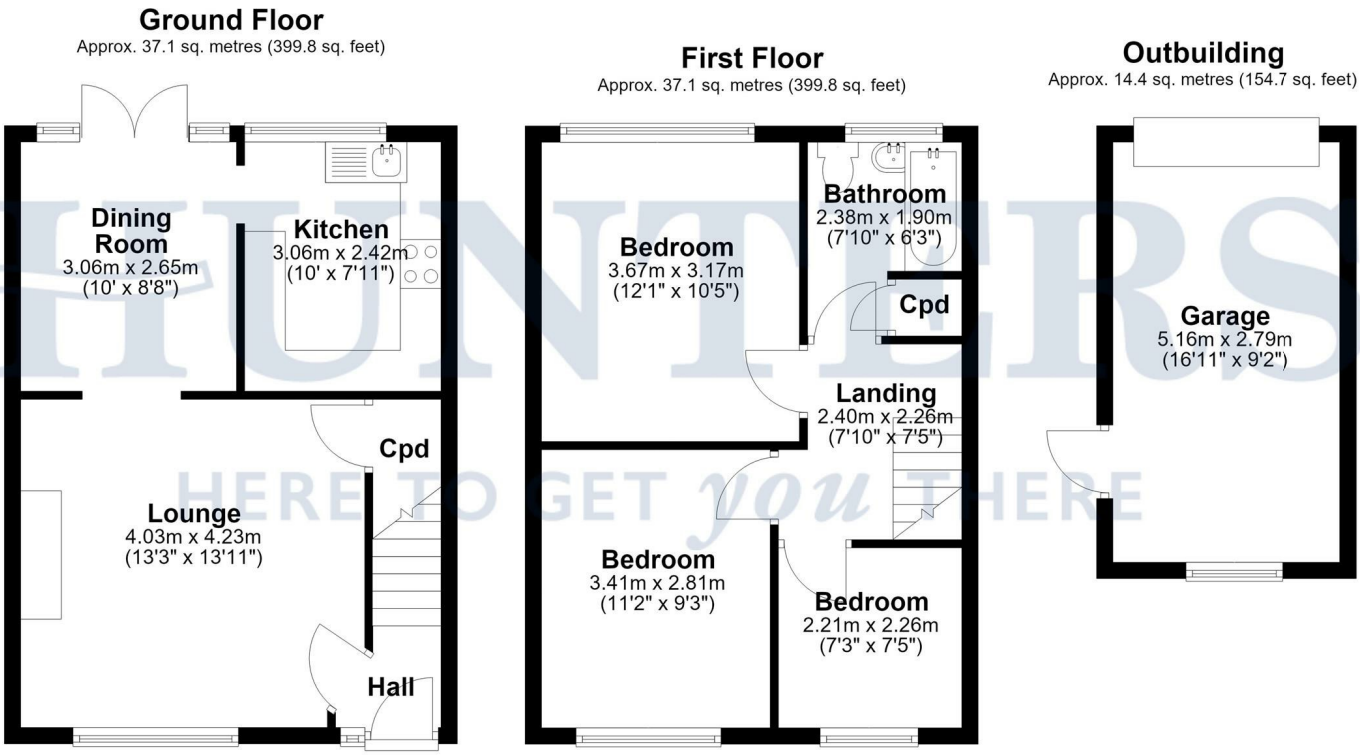
Bedroom 3
7'3" x 7'5" (2.21m x 2.26m)
The third bedroom is a compact single room, featuring a single bed with built-in storage underneath. There is a window to the front, providing natural light.

Bathroom
7'10" x 6'3" (2.38m x 1.90m)
The bathroom is partly tiled and includes a bath with an overhead shower and curtain, a pedestal basin, and a WC. A frosted window provides natural light and privacy, while a heated towel rail adds comfort.

Garden and Garage
The rear garden is mainly paved with a neat gravel border to one side. There is access to a separate garage situated at the rear of the garden, ideal for parking or additional storage.

Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 945
Leasehold Ground Rent Amount: £16.50
Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan



Total area: approx. 88.7 sq. metres (954.3 sq. feet)

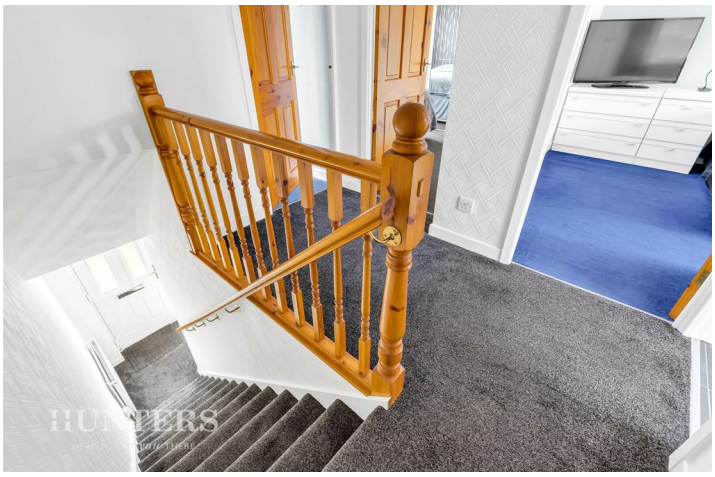
Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.



















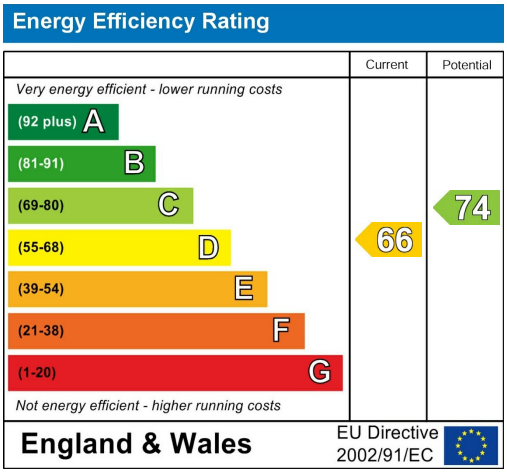


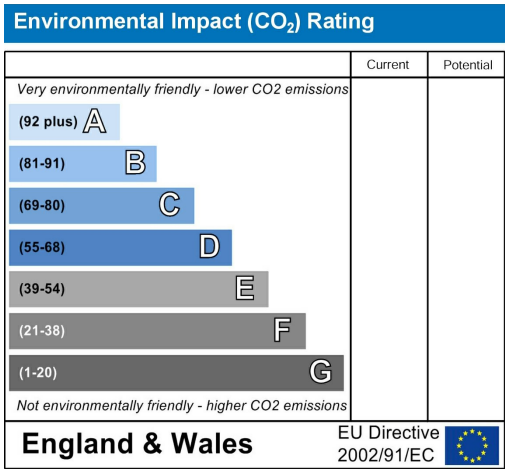






Energy Efficiency Graph





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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
https://www.hunters.com

