HUNTERS®

HERE TO GET *you* THERE



Ramsden Road

Wardle, Rochdale, OL12 9NT

£240,000

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- CHARACTER PROPERTY IN THE HEART OF WARDLE VILLAGE
- SPACIOUS LIVING ROOM & MODERN DINING KITCHEN
- GARDEN TO THE REAR WITH PARKING FACILITIES TO FRONT AND REAR
- NO ONWARD CHAIN
- EPC RATING C
- THREE STORY THREE BEDROOMS PLUS ATTIC ROOM
- FILLED WITH CHARACTER AND CHARM
- CLOSE TO LOCAL SCHOOLS, SHOPS AND WATERGROVE RESERVOIR
- COUNCIL TAX BAND B
- LEASEHOLD

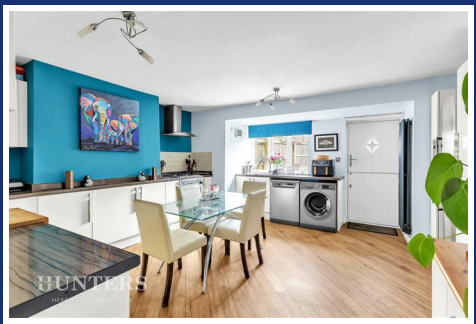
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£240,000







Charming and deceptively spacious home, set within the picturesque village of Wardle. Perfectly positioned for everyday convenience, the property is within easy reach of local shops, well-regarded schools, and the scenic Watergrove Reservoir, making it an excellent choice for a range of buyers.

Inside, the home offers a wonderful blend of character and modern comfort. The ground floor provides a welcoming lounge that creates a cosy yet spacious setting to relax, while the large dining kitchen offers a stylish and practical great space for dining and entertaining.

The first floor hosts three light and airy bedrooms along with a modern family bathroom fitted with a contemporary suite. Rising to the second floor, an additional attic room provides a highly versatile space that could easily be adapted as a home office, guest room, or creative studio.

Outside, the property enjoys a pleasant front courtyard and an attractive rear garden designed with low maintenance in mind. The artificial lawn and raised decked seating area provide the perfect setting for enjoying outdoor living and entertaining during the warmer months.

A further benefit is the presence of double gates and a dropped kerb at the rear, offering the potential to create private off-road parking. Alternatively, parking is available in the neighbouring car park for approximately £25 per month, which also benefits from CCTV for added peace of mind.

This lovely home offers generous living space, character, and a highly convenient location, and early viewing is strongly recommended to fully appreciate everything it has to offer.

Lounge
17'1" x 16'7" (5.21m x 5.05m)
Accessed via the vestibule to a welcoming living space filled with character and charm. The room features a wood-burning stove set within a stone surround, providing a cosy focal point. Natural light pours in through the front window, brightening the comfortable seating arrangement. Double doors lead seamlessly through to the kitchen/dining area, enhancing the flow of the home.

Kitchen/Dining Room
15'11" (max) x 16'7" (max) (4.85m (max) x 5.05m (max))
A spacious and modern dining kitchen featuring a range of wall and base units with complementary work surfaces, a stainless steel sink, and a gas cooker with overhead extractor fan and oven. The kitchen benefits from plumbing for a washing machine, as well as space for a tumble dryer and freestanding fridge freezer. There is ample room for a large dining table, making it ideal for family meals and entertaining, and a stable door provides access to the rear garden.

Landing
12'11" x 5'8" (3.95m x 1.72m)
With access to all first floor rooms and stairs leading to the attic room.

Bedroom 1
13'5" x 10'7" (4.10m x 3.24m)
A spacious double bedroom located to the front of the property with a useful storage cupboard.

Bedroom 2
12' x 5'8" (3.66m x 1.72m)
A further double bedroom located to the rear of the property.

Bedroom 3
7'9" x 10'7" (2.37m x 3.24m)
A single bedroom, currently used as a walk in wardrobe, however would make an ideal home office or nursery.

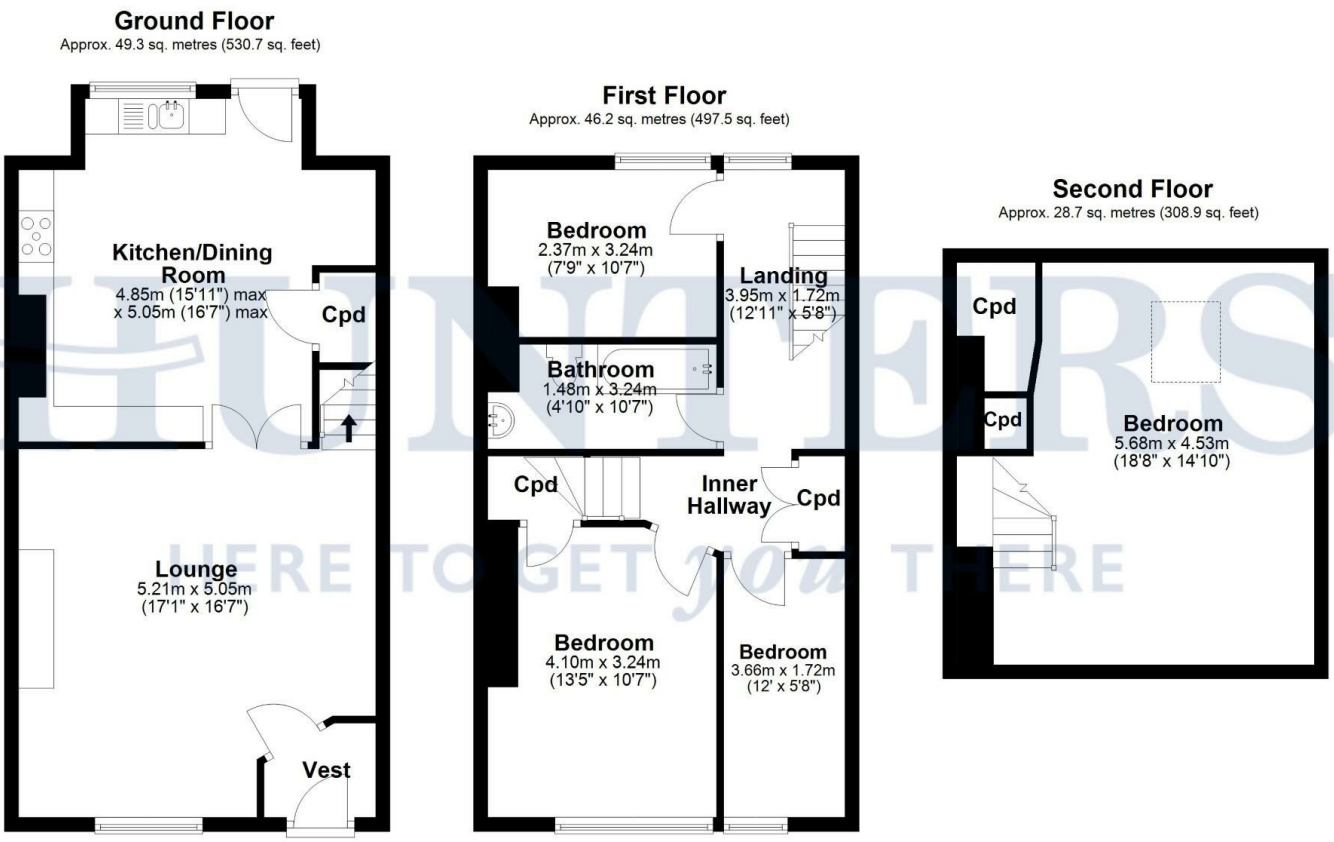
Bathroom
4'10" x 10'7" (1.48m x 3.24m)
A sleek, contemporary bathroom fully tiled for a clean, modern finish. It boasts a low-level WC, a bath with an overhead shower and glass screen, a stylish vanity sink, and a matte-finish radiator, combining functionality with sophisticated design.

Attic Room
18'8" x 14'10" (5.68m x 4.53m)
A large and spacious attic room located on the second floor with a Velux window and would be ideal for a variety of uses.

Rear Garden and Parking
This well-maintained garden features a decked area perfect for outdoor seating or dining and an artificial lawn that offers low maintenance enjoyment. There is also the benefit of double gates with a drop kerb, to create off road parking at the back of the property, with an additional option of parking on the car park next to the property at £25 a month that also has CCTV.

Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 798
Leasehold Ground Rent Amount: £0.98
Council Tax Banding; ROCHDALE COUNCIL BAND B

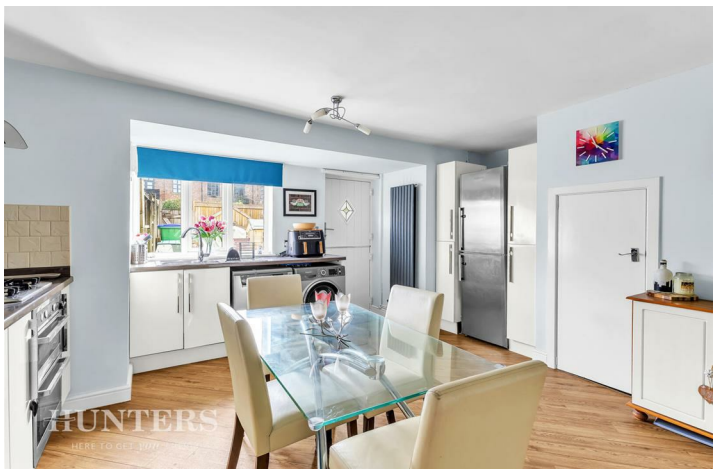
Floorplan



Total area: approx. 124.2 sq. metres (1337.1 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.

















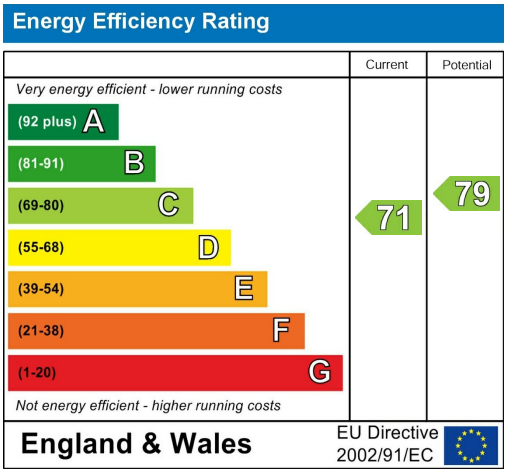


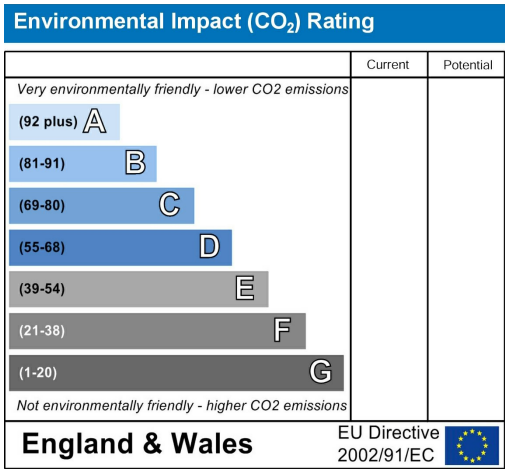






Energy Efficiency Graph





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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