

HUNTERS®

HERE TO GET *you* THERE



Wayfarers Way

Wardle, OL12 9EQ

£240,000



- THREE BEDROOM END TOWNHOUSE OVER THREE FLOORS
- MODERN DINING KITCHEN & DOWNSTAIRS WC
- LOW MAINTENANCE ENCLOSED REAR GARDEN
- COUNCIL TAX BAND C
- FREEHOLD
- MAIN BEDROOM WITH EN-SUITE
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- POPULAR WARDLE DEVELOPMENT CLOSE TO LOCAL AMENITIES
- EPC RATING B

Tel: 01706 390 500

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Hunters Estate Agents are pleased to bring to the market this well-presented three-bedroom modern end townhouse, situated on a popular residential development in Wardle.

Set over three floors, the property offers spacious and well-maintained accommodation throughout. The ground floor briefly comprises an entrance vestibule, a comfortable lounge, a modern dining kitchen and a convenient downstairs WC.

To the first floor are two good-sized double bedrooms and a contemporary family bathroom. The second floor is dedicated to the main bedroom, which benefits from an en-suite shower room and provides a pleasant, private space.

Externally, the property features an enclosed, well maintained and low-maintenance rear garden and a driveway to the front providing off-road parking.

Ideally located close to open countryside, whilst also being within easy reach of local schools, shops, public transport links and everyday amenities, the property is well suited to a range of buyers, including first-time buyers, young families and professionals. Early viewing is recommended to appreciate the accommodation and location on offer.

Porch and Hallway

A welcoming entrance porch with access leading to the lounge.

Lounge

14'9" max x 11'10" (4.50m max x 3.61m)

The spacious lounge with neutral walls and carpet, creating a relaxed and inviting atmosphere that benefits from natural light streaming through the front-facing window.

Dining Kitchen

8'10" max x 11'10" (2.70m max x 3.61m)

The dining kitchen is a bright and practical space featuring modern units with a sleek finish and integrated appliances including a gas hob and oven, with space for further appliances including fridge freezer, dishwasher and washing machine. The room is tiled throughout, providing easy maintenance and patio doors that open out to the garden, allowing for plenty of natural light and a seamless flow between indoors and out.

WC

The ground floor cloakroom is neatly presented with a wash basin and low level WC set against a feature wall and tiled flooring, offering a convenient and stylish addition to the home.

Landing

10'11" x 6'3" (3.32m x 1.91m)

The landing area on the first floor is carpeted and provides access to two bedrooms, bathroom and stairs leading to the second floor.

Bedroom 1

12'3" max x 11'10" (3.74m max x 3.61m)

This comfortable double bedroom benefits from two front-facing windows that flood the room with natural light. Neutral walls and carpeting create a calm and restful environment, complete with space for essential bedroom furniture.

Bedroom 2

7'5" x 11'10" (2.27m x 3.61m)

A double bedroom brightened by a large window overlooking the rear garden.

Bathroom

7'6" x 5'3" (2.30m x 1.60m)

The family bathroom has a clean and modern feel with a white suite comprising a bath, pedestal basin and low level WC. The walls are half tiled in pale neutral tones and complemented by wood-effect flooring. A window ensures good natural light while maintaining privacy.

Landing 2nd Floor

The stairs lead up to the second floor with a carpeted landing providing access to the master bedroom and its en-suite bathroom.

Bedroom 3

17'4" x 8'4" (5.29m x 2.54m)

The main bedroom is a generous and peaceful retreat with a feature wall. A window fills the space with natural light and ample space for an array of bedroom furniture.

En-suite

6'1" x 11'10" (1.86m x 3.61m)

The en-suite bathroom is fitted with a modern shower cubicle, pedestal basin and a low level WC. It is bright and airy with wood-effect flooring and a window that allows plenty of natural light to enter.

Rear Garden

The rear garden is a charming and private outdoor space with a paved patio area perfect for outdoor dining and relaxing. Beyond the patio, there is a neatly maintained lawn bordered by flower beds and shrubs, enclosed by wooden fencing for privacy, and featuring a quaint garden shed to one side.

Driveway

A private driveway can be located to the front of the property.

Material Information - Littleborough

Tenure Type; FREEHOLD

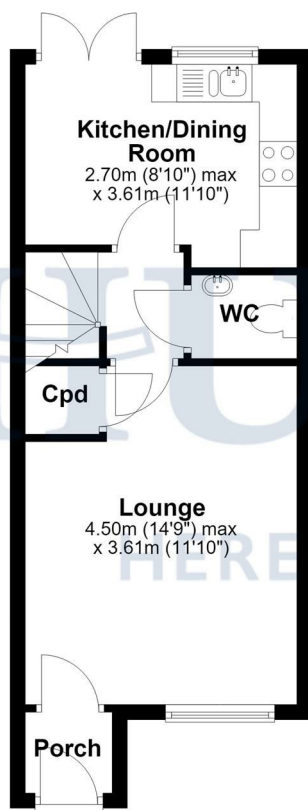
Leasehold Annual Service Charge Amount: £190.00

Council Tax Banding; ROCHDALE COUNCIL BAND C

Floorplan

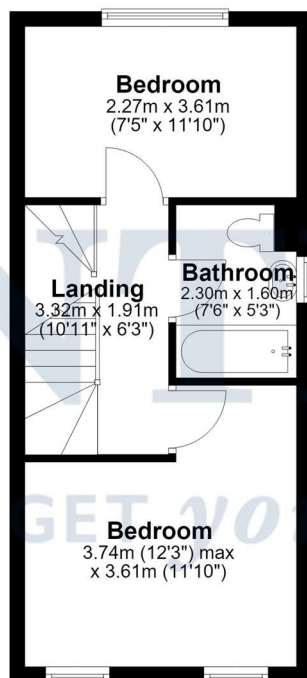
Ground Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



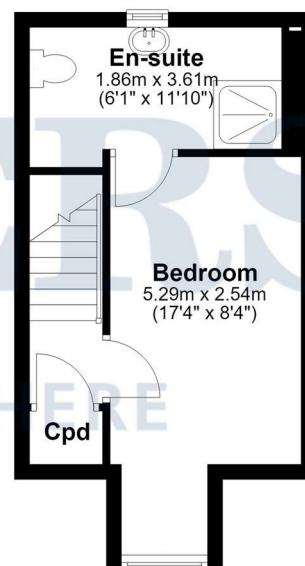
First Floor

Approx. 31.0 sq. metres (334.0 sq. feet)



Second Floor

Approx. 22.8 sq. metres (245.2 sq. feet)

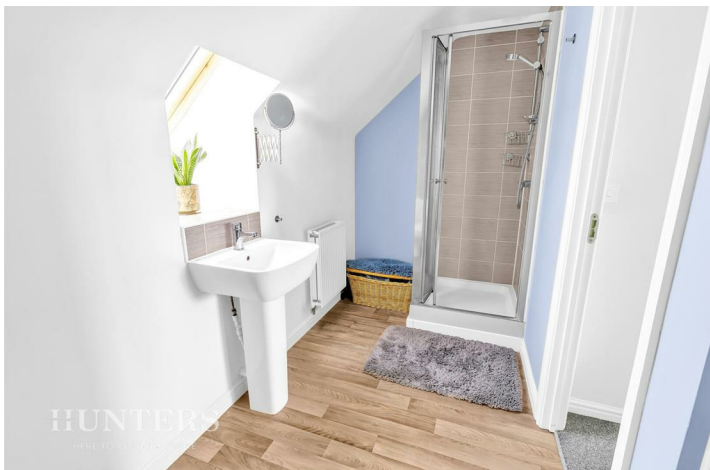


Total area: approx. 85.9 sq. metres (924.6 sq. feet)

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.

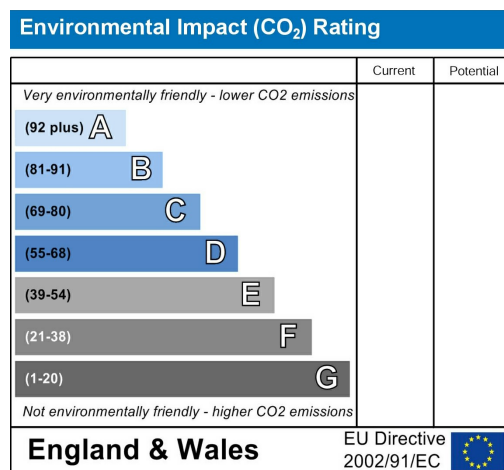
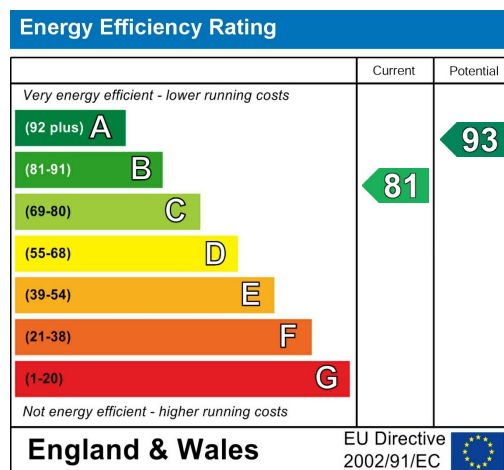
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







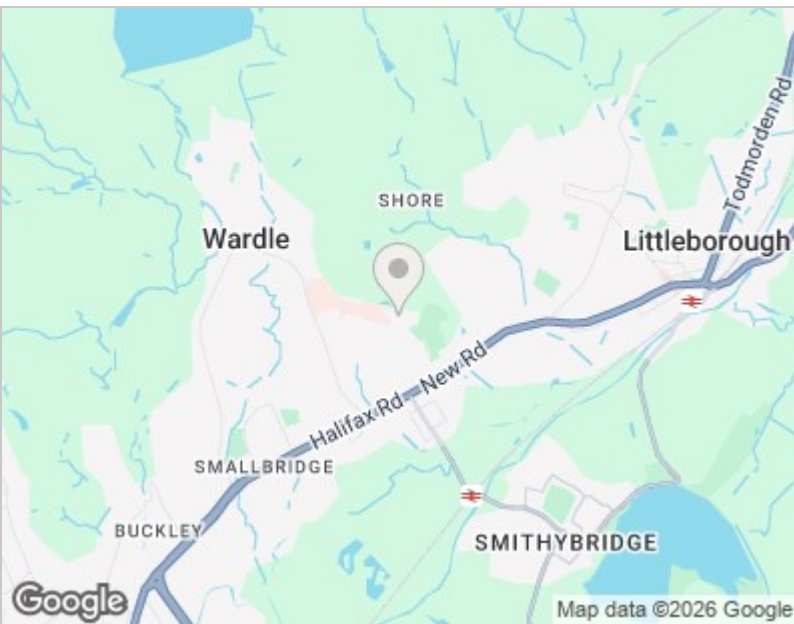
Energy Efficiency Graph



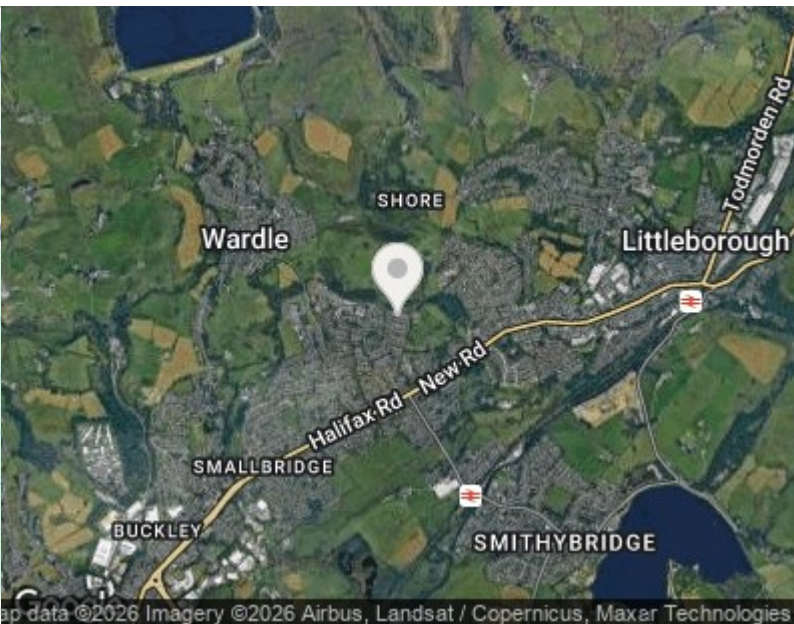
Viewing

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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