

HUNTERS®

HERE TO GET *you* THERE



Mayflower Gardens

Wardle, Rochdale, OL12 9DF

£230,000



- MODERN SEMI DETACHED HOUSE
- THREE BEDROOMS
- SOUGHT AFTER DEVELOPMENT
- CLOSE TO OPEN COUNTRYSIDE

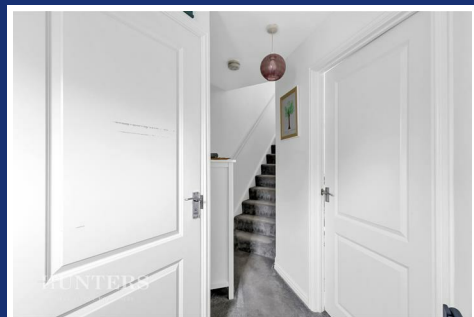
- BEAUTIFULLY PRESENTED
- TWO BATHROOMS
- CONVENIENT TO LOCAL SCHOOLS
- VIEWING HIGHLY RECOMMENDED

Tel: 01706 390 500

Mayflower Gardens

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Hunters are delighted to offer to the market this beautifully presented modern property on Mayflower Gardens, within this sought after development in Wardle, this delightful semi-detached house offers a perfect blend of comfort and style. Spanning an impressive 760 square feet, the property features a welcoming reception room that provides an ideal space for relaxation and entertaining guests.

The home boasts three bedrooms, making it perfect for families or first time buyers. With a kitchen diner, two bathrooms, along with a convenient downstairs WC. The heart of the home is the kitchen diner, which is designed for both cooking and socialising.

Outside, the property is complemented by a beautifully landscaped rear garden, providing a wonderful space for outdoor enjoyment.

Additionally, the property offers parking for two vehicles, ensuring convenience for residents and visitors alike. The Birch Hill development is a sought-after location, known for its friendly community and proximity to local amenities including local Primary and High Schools, making it an ideal choice for many.

This semi-detached house is a wonderful opportunity for anyone seeking a comfortable and stylish home in Wardle. Don't miss the chance to make this property your own.

Hall

A welcoming hallway brightened by natural light, featuring a practical layout with white doors and neutral decor. This space leads to the lounge and stairs rising to the first floor and a convenient downstairs WC to the front.

Lounge

14'5" x 12'2" max (4.39m x 3.72m max)

A cosy lounge offering a bright and airy feel thanks to a large window overlooking the front garden. The room is carpeted in soft grey, complemented by neutral walls and a feature wallpapered wall, creating a space that invites relaxation and comfort, with the added benefit of a useful storage cupboard. The layout allows for flexible seating arrangements and includes a ceiling light fitting with a decorative shade.

Kitchen/Dining Room

8'10" x 15'8" (2.70m x 4.77m)

A well-equipped kitchen/dining room with a contemporary style, featuring white cabinetry and wood-effect worktops that provide ample preparation space. Integrated appliances include an oven, hob with extractor, and space for a fridge freezer, washing machine and tumble dryer. The dining area benefits from natural light through a set of French doors leading out to the rear garden, enhancing the bright and inviting atmosphere. The flooring is practical with a herringbone effect, complementing the overall modern look.

WC

A downstairs WC featuring a modern corner basin with storage beneath and a close-coupled toilet. The room is finished in neutral tones with wall tiles for easy maintenance, and benefits from a window allowing in natural light.

Landing

The landing provides access to all three bedrooms and the main bathroom, with a neutral carpeted floor and white walls maintaining the light and airy feel throughout the home. There are two storage cupboards for added convenience.

Bedroom 1

9'2" x 12'7" max (2.79m x 3.83m max)

A main bedroom with a calming atmosphere created by soft grey wallpaper and matching carpet. The room offers ample natural light from a window overlooking the front garden and includes space for a double bed and freestanding furniture. This bedroom benefits from an ensuite shower room for added privacy and convenience.

Ensuite

6'3" x 5'6" (0.89m x 1.68m max)

The ensuite shower room is fitted with a corner shower enclosure, a pedestal sink, and a close-coupled toilet. The walls are finished in light neutral tones with contrasting floor tiles, and a window allows for ventilation and natural light.

Bedroom 2

7'9" x 9'5" (2.35m x 2.86m)

A second bedroom, currently styled as a child's bedroom with soft pastel decor. It benefits from a window to the rear aspect, making it a cosy light and airy space for a child or guest.

Bedroom 3

7'9" x 5'11" (2.35m x 1.81m)

A third bedroom, presently used as a single bedroom with neutral decor and a window facing the rear. The room is cosy and would suit a child's room, nursery, or home office space.

Bathroom

6'1" x 5'11" (1.85m x 1.80m)

The family bathroom is fitted with a bath, a pedestal basin, and a toilet. The room is finished in clean, neutral tones.

Rear Garden

The rear garden is neatly landscaped with a paved patio area leading up to an elevated section of artificial lawn, enclosed by painted fencing. A garden shed provides extra storage, and the garden is a peaceful outdoor space ideal for relaxing or entertaining.

Front Exterior

The front exterior of the house features a well-maintained lawn bordered by shrubs, a paved path leading to the front door with a light green coloured entrance door, and a driveway providing off-street parking.

Material Information - Littleborough

Tenure Type; FREEHOLD (with service charge)

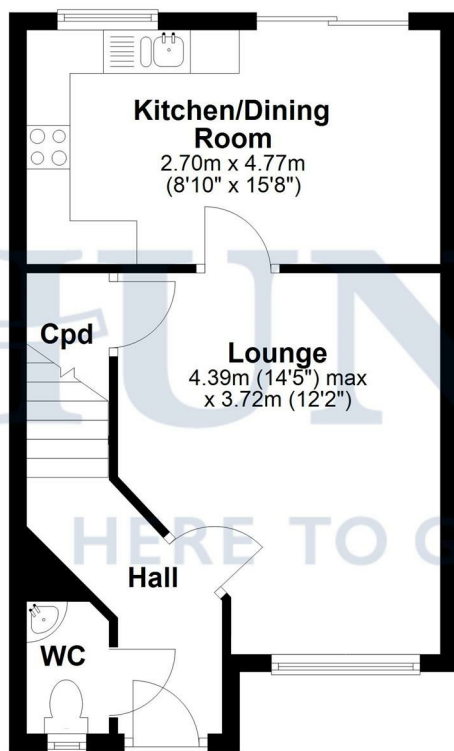
Annual Service Charge Amount £171.43

Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

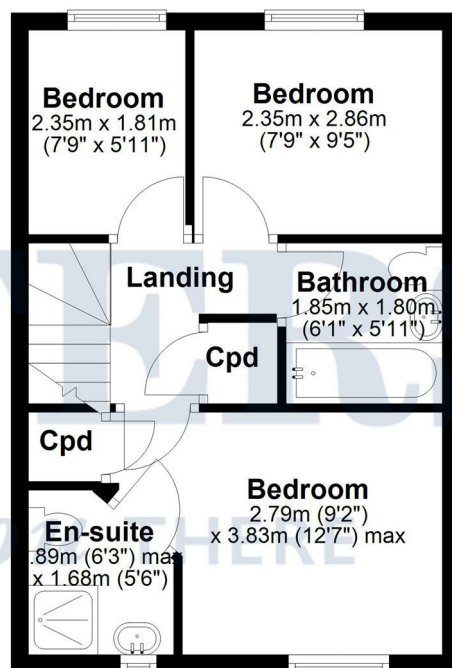
Ground Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.1 sq. feet)

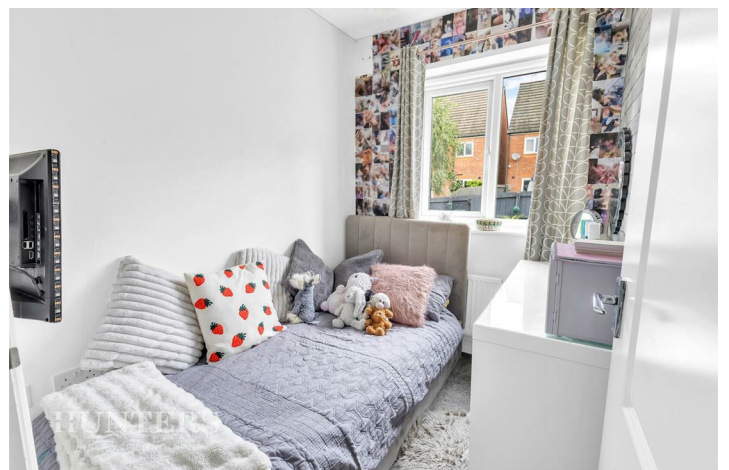


Total area: approx. 70.6 sq. metres (760.3 sq. feet)

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.

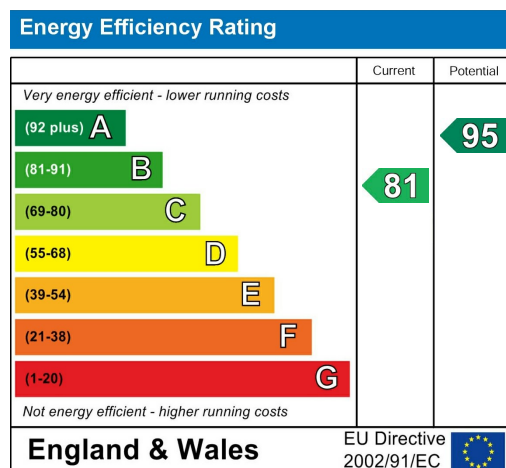
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







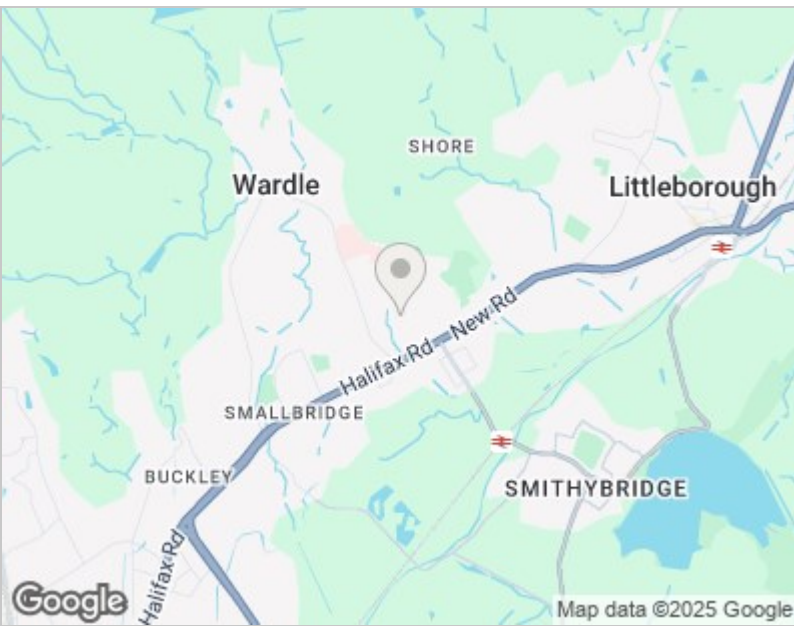
Energy Efficiency Graph



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.

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