



## Ramsden Road, Wardle, Rochdale, OL12 9NT

- TWO BEDROOM MID TERRACE
- CLOSE TO WATERGROVE RESERVOIR
- LOUNGE KITCHEN BATHROOM
- SOLD WITH NO CHAIN
- FREEHOLD
- SOUGHT AFTER VILLAGE LOCATION
- LOCAL SCHOOLS NEARBY
- ENCLOSED GARDEN TO REAR
- COUNCIL TAX BAND A
- EPC RATING D

**£149,950**

# Ramsden Road, Wardle, Rochdale, OL12 9NT

## DESCRIPTION

Situated within the heart of Wardle village, making this home an idyllic location within walking distance to the local amenities such as schools and shops and also only a few minutes from the beautiful Watergrove Reservoir. Sold with no onward chain, this mid stone property briefly comprises of a lounge, kitchen, two bedrooms and a bathroom. Externally the property is set back from the road side and offers an enclosed garden to the rear. Ideal for first time buyers, those looking to downsize and for investors. Call now to arrange your viewing. **SOLD WITH NO CHAIN.**



### Lounge

15'0" x 13'9"

The lounge offers ample space for furniture, with a window to the rear aspect allowing natural light to flood the room. Stairs lead to the first floor, and a door provides access to the kitchen.

### Kitchen

14'6" x 8'1"

The kitchen features a range of built-in base and wall units, providing plenty of storage space, with room for appliances. A door and window overlook the rear garden, allowing natural light to flood the space.

### Landing

9'0" x 7'8"

The landing provides access to the bedrooms and family bathroom, offering a convenient layout for the upper floor.

### Bedroom 1

14'6" x 8'1"

Double bedroom with a rear aspect window.





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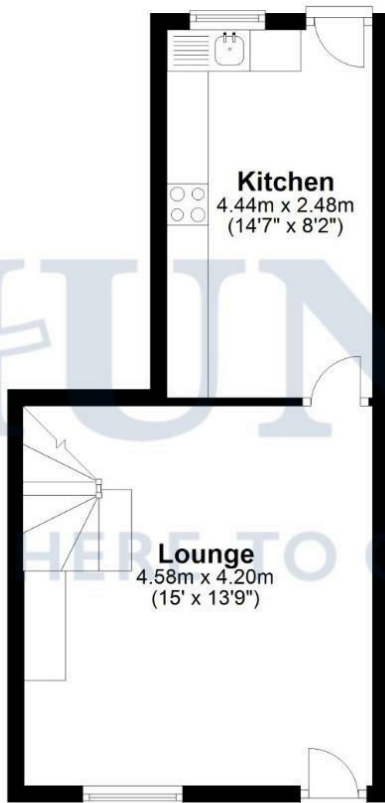
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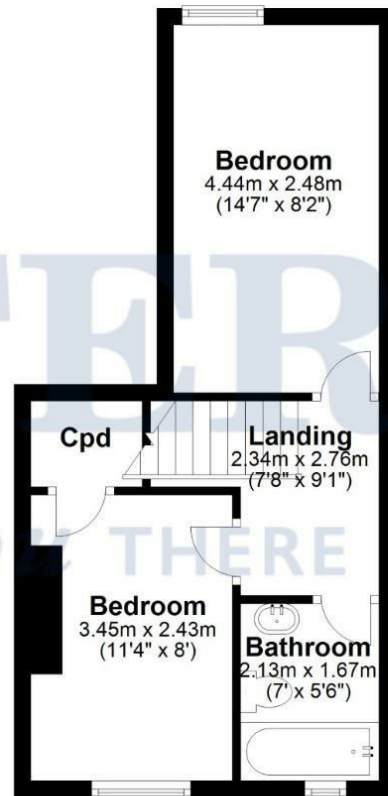
## Ground Floor

Approx. 30.5 sq. metres (327.9 sq. feet)



## First Floor

Approx. 30.5 sq. metres (327.9 sq. feet)



Total area: approx. 60.9 sq. metres (655.8 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.

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

### Viewings

Please contact [littleborough@hunters.com](mailto:littleborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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