

HUNTERS®

HERE TO GET *you* THERE



Wayfarers Way

Rochdale, OL12 9EQ

£240,000



- BEAUTIFULLY PRESENTED THREE BEDROOM MODERN HOME
- STYLISH NEWLY INSTALLED MODERN DINING KITCHEN
- LOW MAINTENANCE LANDSCAPED REAR GARDEN AND DRIVEWAY
- COUNCIL TAX BAND C
- FREEHOLD (with service charge)
- SET OVER THREE SPACIOUS AND LIGHT-FILLED FLOORS
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- CONVENIENTLY LOCATED FOR WARDLE HIGH SCHOOL AND BEAUTIFUL COUNTRYSIDE
- EPC RATING B

Tel: 01706 390 500

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Hunters Estate Agents are delighted to bring to the market this beautifully presented three-bedroom modern home, situated on a popular residential development in Wardle. Set over three floors, this stylish and contemporary property is light and airy throughout, tastefully decorated, and ideal for a range of buyers.

The accommodation briefly comprises an entrance vestibule, spacious lounge, and a stylish modern dining kitchen with newly installed fittings to the ground floor. To the first floor are two good-sized double bedrooms and a modern family bathroom, whilst the master double bedroom occupies the second floor and benefits from a contemporary en-suite shower room.

Externally, the property enjoys a low-maintenance landscaped enclosed rear garden, perfect for relaxing and entertaining, along with a driveway to the front providing off-road parking.

Ideally positioned on the doorstep of beautiful open countryside, the property is also conveniently located for local shops, public transport links, and well regarded schools, including Wardle High School. Combining modern living with a sought-after location, this fantastic home is expected to attract a high level of interest, and an internal viewing is highly recommended.

Lounge

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

The lounge offers a relaxing and inviting space, featuring a generous layout with a large window that fills the room with natural light. The neutral carpet and walls are complemented by a single feature wall painted in a rich blue, creating a cosy yet modern atmosphere. This room opens through double doors into the kitchen/dining room, allowing for easy flow between the spaces.

Kitchen/Dining Room

12'10" x 11'10" max (3.91m x 3.61m max)

A bright and contemporary kitchen/dining room fitted with striking blue cabinetry contrasted by white marble-effect work surfaces and tiled splashbacks. Integrated appliances include an oven and dish washer, and the space is enhanced by a window and patio doors leading out to the garden, bringing in plenty of natural light. The breakfast bar allows for casual seating, making this an ideal space for both cooking and entertaining.

Landing

10'9" x 6'2" (3.29m x 1.89m)

A bright and airy landing space on the first floor provides access to two bedrooms and the main bathroom, with neutral tones and carpeting continuing the clean and fresh feel of the home. The staircase leads up to the second-floor bedroom and en-suite shower room.

Bedroom 2

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

A spacious and serene room with two windows allowing plenty of natural light. The room is finished in soft neutral tones and carpeted flooring, with fitted wardrobes and a dressing table area providing ample storage and practicality. This room is located on the first floor.

Bedroom 3

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

Located on the first floor is a more compact room with two windows. It is presented in light, neutral

decor and carpeting, providing a bright, versatile space suitable for various uses including a guest bedroom or study area.

Bathroom

7'6" x 5'4" (2.30m x 1.62m)

The main bathroom is tastefully presented with neutral tiling and fittings including a bath, basin set in a vanity unit, and WC. A subtle, light colour palette and clean lines make this a bright and practical family bathroom.

Bedroom 1

16'5" max x 8'2" (5.00m max x 2.50m)

The second-floor bedroom is a spacious room featuring a dormer window that fills the room with natural light. This room benefits from a generous layout and is served by an en-suite shower room, offering privacy and convenience.

En-suite Shower Room

5'4" x 11'10" (1.62m x 3.61m)

The en-suite shower room offers a fresh, modern design with a shower enclosure, WC, and wash basin. A skylight above adds natural light to this compact yet well-equipped bathroom, complementing the light wood effect flooring and pale walls.

Garden & Parking

The rear garden features a neat, low-maintenance layout with an artificial lawn bordered by paved patio areas and a decking section. The enclosed space is framed by fencing and has ample room for outdoor seating and entertaining, creating a private and comfortable outdoor area. There is a driveway to the front providing off-road parking.

Material Information - Littleborough

Tenure Type; FREEHOLD

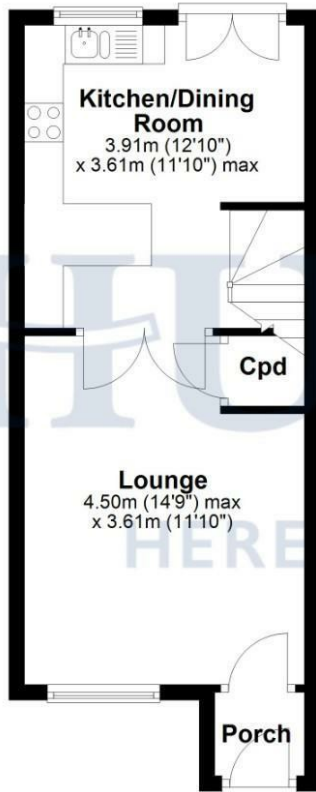
Annual Service Charge Amount £170.00

Council Tax Banding; ROCHDALE COUNCIL
BAND C

Floorplan

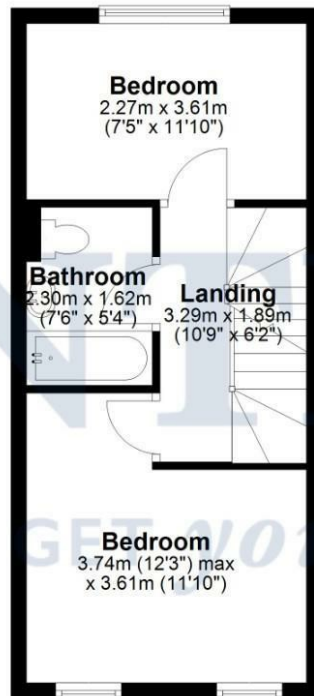
Ground Floor

Approx. 32.2 sq. metres (346.2 sq. feet)



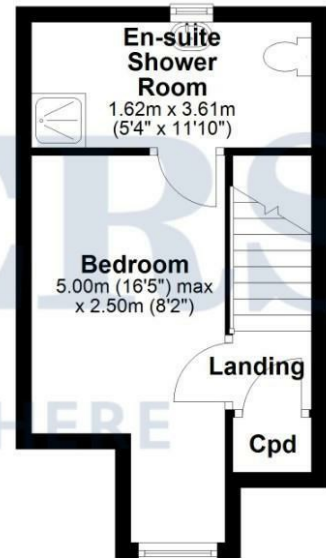
First Floor

Approx. 30.7 sq. metres (330.8 sq. feet)



Second Floor

Approx. 21.4 sq. metres (230.9 sq. feet)



Total area: approx. 84.3 sq. metres (907.9 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.

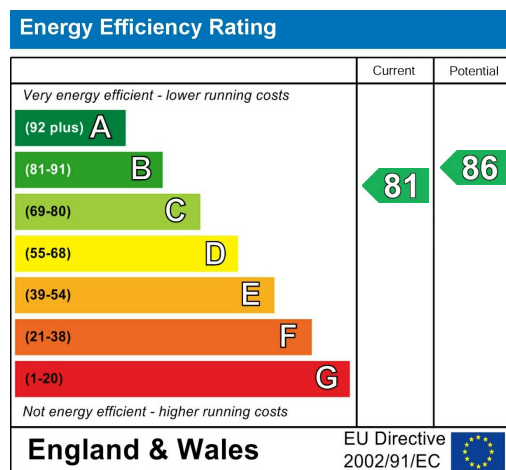
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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