

HUNTERS®

HERE TO GET *you* THERE



James Street

Wardle, Rochdale, OL12 9HU

£189,950



- BEAUTIFULLY PRESENTED END TERRACE
- LOUNGE AND DINING ROOM
- TWO BEDROOMS WITH OPEN OUTLOOKS
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND A

- LIGHT AND BRIGHT ACCOMMODATION
- MODERN KITCHEN AND BATHROOM
- ENCLOSED REAR GARDEN
- FREEHOLD
- EPC RATING C

Tel: 01706 390 500

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This well-presented and beautifully maintained end-terrace home, situated on a sought-after row adjacent to Wardle Road, offers an excellent opportunity that rarely comes onto the market with open aspect outlooks. The property has been thoughtfully extended and provides an ideal blend of style and practicality.

Internally, the accommodation features a spacious open-plan lounge and dining area leading through to a modern fitted kitchen. To the first floor, there is a landing giving access to two well-proportioned bedrooms and a family bathroom, while the loft has been boarded out to provide additional storage or potential for versatile use.

Externally, the property enjoys an enclosed garden to the rear and a well kept area to the front. Perfectly located, the home is close to Wardle Village, well-regarded local schools, excellent transport links and stunning countryside surroundings.

Viewing is highly recommended to fully appreciate the standard of accommodation on offer. Sold with no onward chain.

Lounge

13'3" x 14'7" (4.06 x 4.45)

A light and bright welcoming reception room with a front-facing window, front external door, and open plan access to the dining room.

Dining Room

13'8" x 14'7" max (4.19 x 4.45 max)

A spacious and neutrally decorated room with a rear aspect window overlooking the garden, ample space for a dining table, a useful storage cupboard, oak staircase rising to the first floor, and a door leading through to the kitchen.

Kitchen

10'11" x 7'3" (3.33 x 2.22)

A modern kitchen fitted with a range of base and wall units, featuring a brand-new built-in oven, gas hob, and integrated fridge and freezer. There is space for a washing machine, and the room benefits from a rear-facing window and side door, allowing plenty of natural light and easy garden access.

Landing

Providing access to the first-floor accommodation, with loft access via a pull-down ladder. The loft is fully boarded and insulated, offering excellent additional storage or potential for versatile use.

Bedroom 1

13'8" max x 11'4" (4.19 max x 3.47)

A spacious double bedroom featuring a rear aspect window with pleasant views, sliding triple door wardrobe with internal lighting, and an additional built-in wardrobe, providing excellent storage.

Bedroom 2

13'3" x 9'7" max (4.06 x 2.94 max)

A comfortable bedroom with a front-facing window, offering plenty of natural light and an airy feel with open aspect views.

Bathroom

9'10" x 4'7" (3.00 x 1.42)

A modern three-piece suite comprising a WC, pedestal wash hand basin, and bath with shower over. The room also features a fitted storage cupboard, a heated towel rail, and a rear-facing window for natural light and ventilation.

External

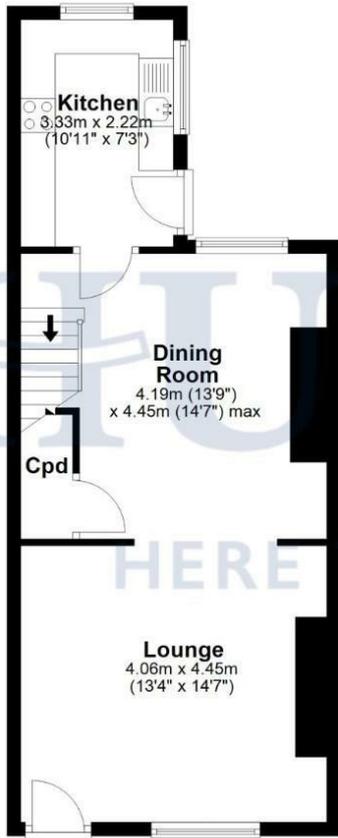
To the front, there is a pleasant grassed area, rented from the council at just £40 per year and thoughtfully maintained by the residents. The rear garden is newly fenced and fully enclosed, featuring low-maintenance Astro turf, creating a seating area, and a handy storage shed, with convenient access via both rear and side gates.

Material Information - Littleborough

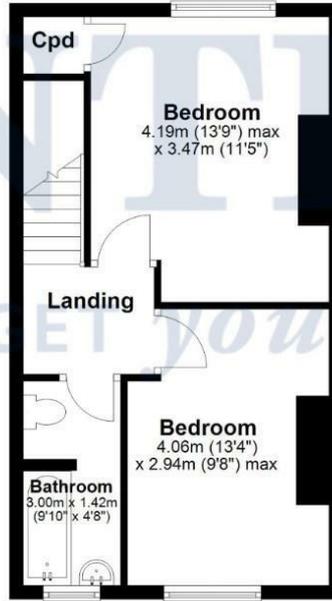
Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL
BAND A

Floorplan **Ground Floor**
Approx. 44.8 sq. metres (482.1 sq. feet)



First Floor
Approx. 37.2 sq. metres (400.0 sq. feet)



Second Floor
Approx. 13.8 sq. metres (148.2 sq. feet)

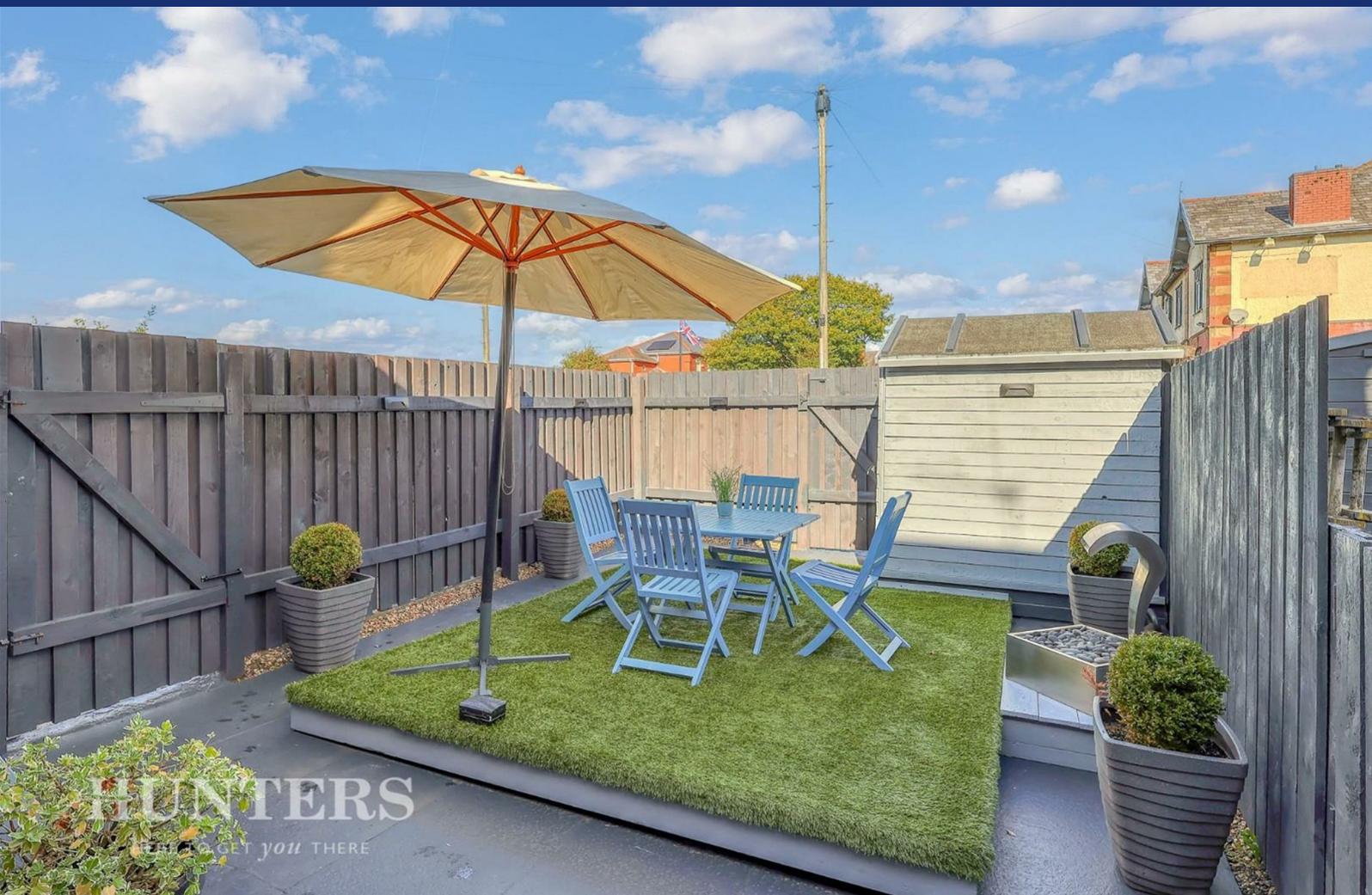


Total area: approx. 95.7 sq. metres (1030.4 sq. feet)

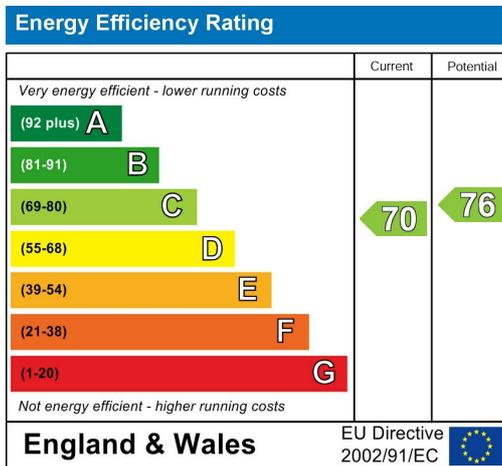
Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source. Created by EveryCloud Photography on behalf of Hunters Littleborough. Plan produced using PlanUp.







Energy Efficiency Graph

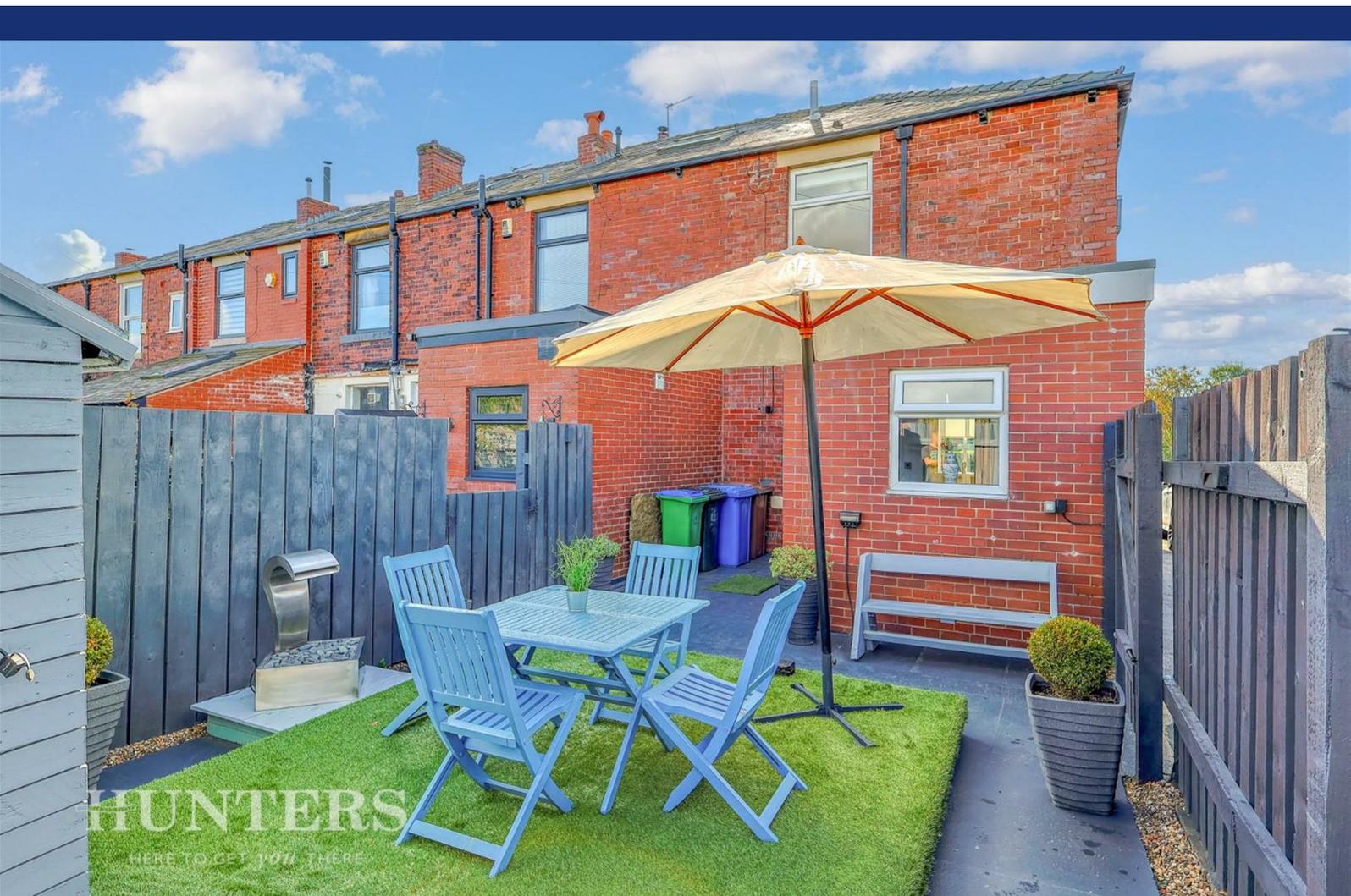


Viewing

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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
<https://www.hunters.com>

