

HUNTERS®

HERE TO GET *you* THERE



Oakley Way

Wardle, Rochdale, OL12 9DY

£220,000



- SOUGHT AFTER DEVELOPMENT
- OPEN PLAN KITCHEN LIVING
- SET OVER THREE FLOORS
- AN IDEAL FIRST TIME HOME, OR DOWNSIZE
- FREEHOLD (with service charge)
- BEAUTIFULLY PRESENTED THREE BEDROOM TOWN HOUSE
- USEFUL DOWNSTAIRS WC
- GARDENS AND DRIVEWAY PARKING
- COUNCIL TAX BAND B
- EPC RATING B

Tel: 01706 390 500

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Wardle, Rochdale, OL12 9DY

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Located on the sought-after Birch Hill Estate, close to open countryside, schools, and excellent transport links, Hunters Estate Agents are pleased to present this well-maintained three-bedroom townhouse. Modern throughout, with light and bright accommodation which includes an open-plan kitchen and lounge, a convenient downstairs WC, two bedrooms, and a three-piece bathroom suite on the first floor, with the master double bedroom occupying the entire second floor.

Outside, there is a landscaped rear garden and driveway parking to the front. Ideal as a first-time purchase or for those looking to downsize. Early viewings are highly recommended—contact us today to arrange a visit.

Entrance Hall

As you enter this modern property the stairs greet you that lead to the first floor with space to be able to hang coats with a door leading through to the kitchen living room.

Kitchen Diner Living Room

12'3" x 9'0" (kitchen) 12'3" x 9'9" (lounge) (3.74 x 2.76 (kitchen) 3.74 x 2.98 (lounge))

A well-presented open-plan breakfast kitchen flowing seamlessly into the lounge, which features doors opening onto the rear garden flooding the room with plenty of natural light. The kitchen is equipped with a range of wall and base units, a stainless steel sink, electric oven, gas hob with an overhead extractor fan, built-in breakfast bar, and designated spaces for a fridge freezer and washing machine. The lounge overlooks the rear garden and offers ample space for furniture.

Downstairs WC

A useful two-piece suite comprising a WC and wash basin.

First Floor Landing

10'7" x 6'5" (3.24 x 1.96)

Access to all first floor rooms and stairs leading to the second floor.

Bedroom 2

12'3" x 7'11" (3.74 x 2.42)

A double bedroom located to the rear of the property overlooking the garden and the open aspect.

Bedroom 3

12'3" x 7'11" (3.74 x 2.42)

Single bedroom that has been tastefully decorated with two windows to the front aspect making it a lovely light and bright room. Ideal as a home office or nursery.

Bathroom

6'1" x 5'6" (1.86 x 1.68)

White modern fitted bathroom suite comprising of a fitted bath with over the head shower, low level WC, wash hand basin and radiator.

Second Floor Landing

Useful built in storage cupboard.

Bedroom 1

15'8" x 9'2" (4.80 x 2.80)

Light and airy double bedroom with windows to both the front and rear. Useful alcove and access to the loft hatch.

Garden & Parking

Landscaped garden to the rear, offers an Astro turf lawn with a patio seating area and a rear gate for access. Parking via the driveway located to the front of the property.

Material Information - Littleborough

Tenure Type; FREEHOLD (with service charge)

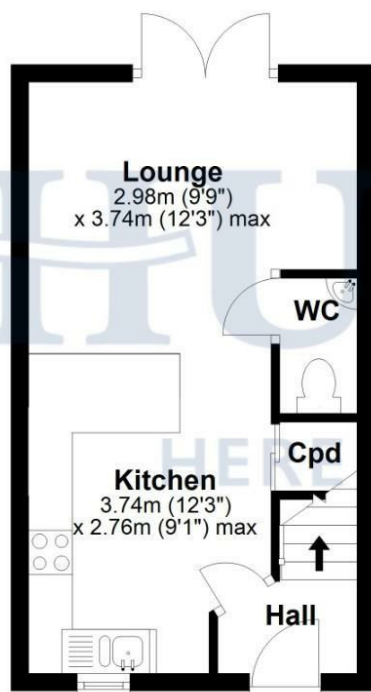
Annual Service Charge Amount £162

Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

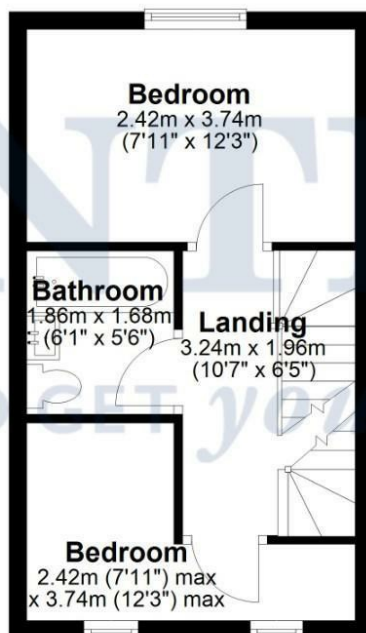
Ground Floor

Approx. 25.2 sq. metres (270.8 sq. feet)



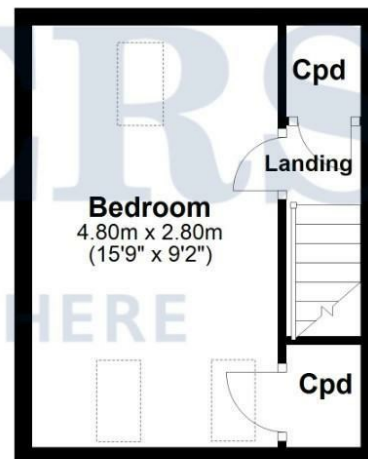
First Floor

Approx. 25.2 sq. metres (270.8 sq. feet)



Second Floor

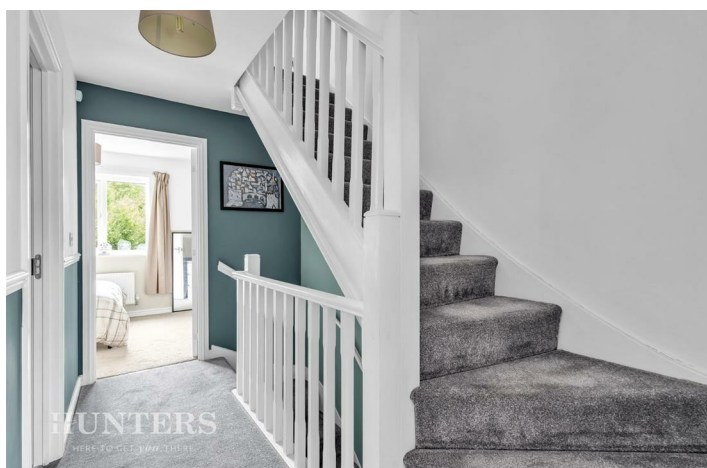
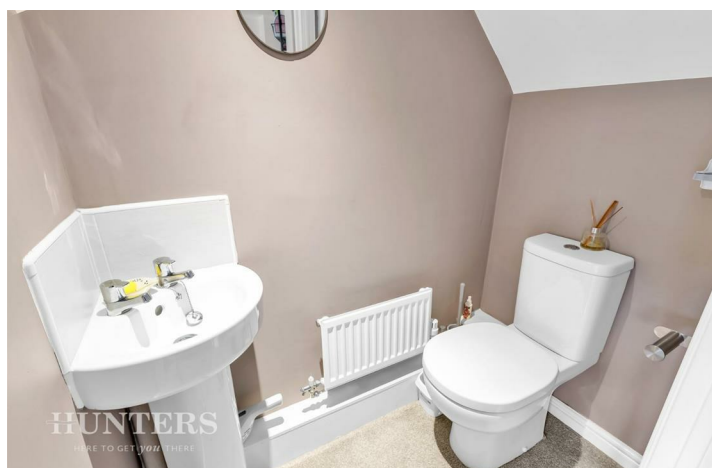
Approx. 17.9 sq. metres (193.1 sq. feet)

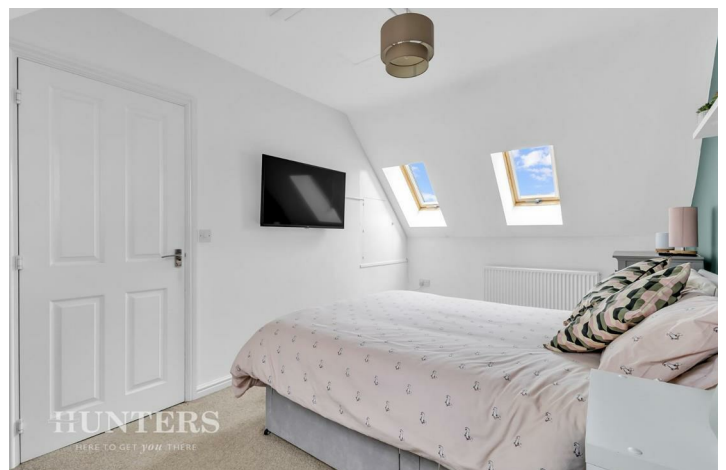
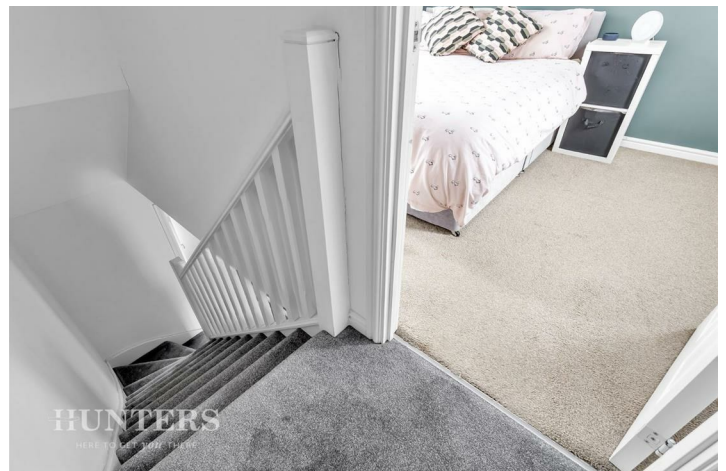


Total area: approx. 68.3 sq. metres (734.7 sq. feet)

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.

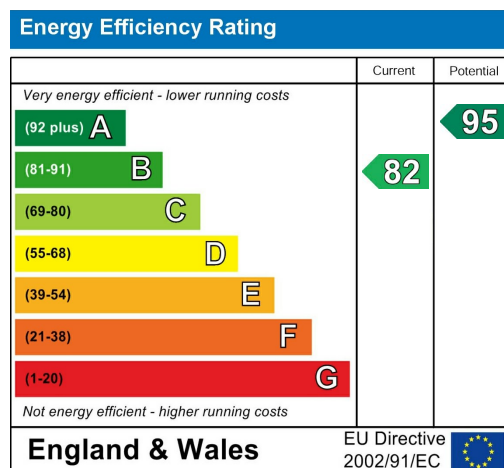
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







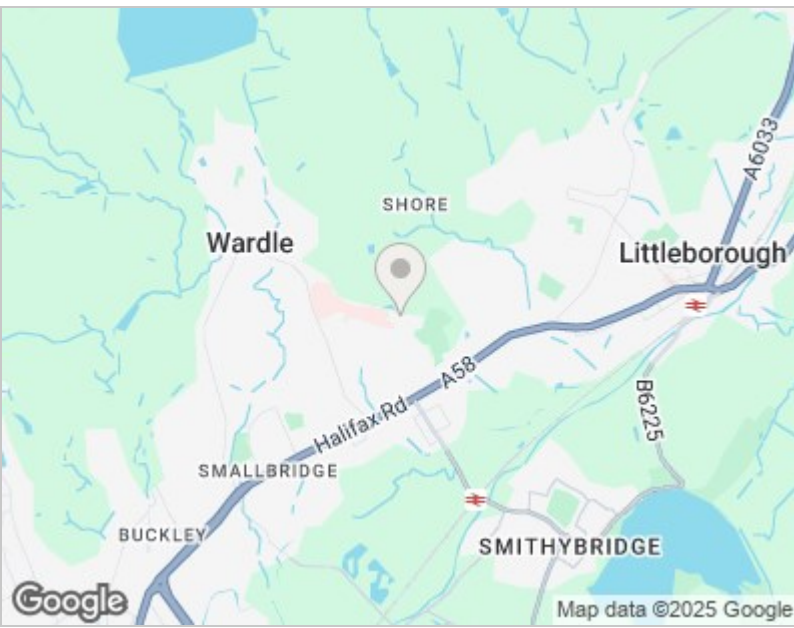
Energy Efficiency Graph



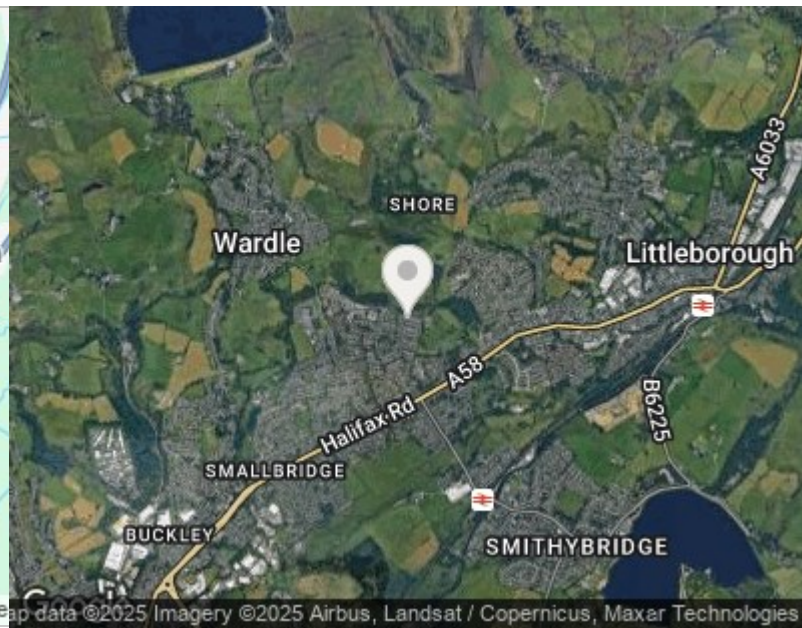
Viewing

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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