

HUNTERS[®]

HERE TO GET *you* THERE



Shaftesbury Drive

Wardle, Rochdale, OL12 9LS

£215,000



- SOLD WITH NO CHAIN
- SPACIOUS LOUNGE THROUGH DINING ROOM
- PRIVATE REAR GARDEN & DRIVEWAY PARKING
- COUNCIL TAX BAND B
- LEASEHOLD
- THREE BEDROOM TOWNHOUSE
- MODERN FITTED KITCHEN
- CLOSE TO COUNTRYSIDE, WATERGROVE RESERVOIR & LOCAL SCHOOLS
- EPC RATING TBC

Tel: 01706 390 500

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Located within the highly sought-after village of Wardle, surrounded by beautiful open countryside and with the picturesque Watergrove Reservoir close by, this well-presented three-bedroom townhouse enjoys an enviable setting whilst remaining within easy reach of excellent primary and secondary schools, local amenities and transport links.

Well maintained throughout, the property briefly comprises a welcoming entrance hallway, a generous lounge through dining room, perfect for both everyday living and entertaining, together with a separate modern fitted kitchen.

To the first floor are three well-proportioned bedrooms, two of which are doubles, along with a family bathroom fitted with a three-piece suite.

The property further benefits from gas central heating and double glazed windows throughout.

Externally, there is a generous lawned front garden, while to the rear is a private enclosed garden, ideal for relaxing or entertaining. A driveway provides convenient off-road parking.

Sold with No Chain, this home offers an excellent opportunity for first-time buyers, growing families and those looking to downsize. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Hall

A welcoming entrance hall providing access to the lounge and stairs to the first floor.

Lounge & Dining Area

13'3" x 13'11" max / 10'3" x 8'9" (4.05m x 4.23m max / 3.12 m x 2.67 m)

A spacious and bright lounge that opens through to the dining area, creating a generous open-plan living space. The room features a large front-facing window that fills the room with natural light and overlooks the garden. A decorative fireplace acts as a focal point. The dining area at the rear benefits from patio doors leading out to the garden, offering a seamless connection between indoor and outdoor living.

Kitchen

10'3" x 8' (3.12m x 2.45m)

A smart, modern kitchen with sleek grey cabinetry and black countertops, designed for practicality and style. It includes integrated appliances such as a gas hob with oven beneath, an extractor hood, and a fridge freezer. White subway tiles form an attractive splashback that complements the overall clean look. The kitchen benefits from a window overlooking the garden and a door leading to the dining area, allowing for easy serving and natural light.

Landing

8' x 7'7" max (2.44m x 2.32m max)

The landing at the top of the stairs provides access to all first-floor rooms.

Bedroom 1

11'9" x 10'2" (3.57m x 3.11m)

A generous double bedroom with built-in white wardrobes, providing ample storage. The room is decorated in soft neutral colours with a large window that allows plenty of natural light, creating a bright and airy atmosphere.

Bedroom 2

11'9" x 9'2" (3.59m x 2.80m)

This double bedroom features a window overlooking the garden.

Bedroom 3 / Office

7'7" x 7'7" (2.31m x 2.32m)

A smaller versatile room that can serve as a bedroom or office space. It benefits from a window and neutral decoration, making it suitable for working from home or as a cosy bedroom.

Bathroom

7'7" x 6'7" max (2.31m x 2.01m max)

A fitted bathroom with a panelled corner bath, a low level WC, and pedestal wash basin. The room is tiled with a window providing natural light and ventilation.

Gardens

The rear garden is paved and enclosed, offering a low-maintenance outdoor space ideal for relaxing or entertaining. It features patio seating and a garden shed, with gated access to the rear service road. The front garden is well-maintained with a lawn and mature shrubs, creating an inviting approach to the property.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 945

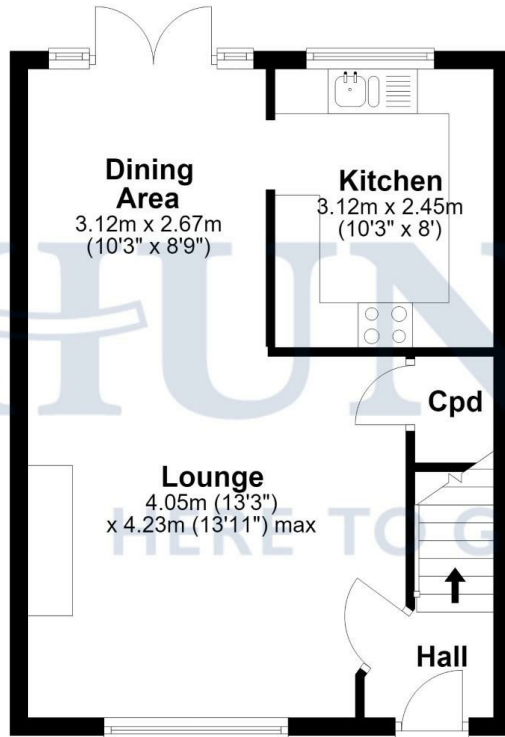
Leasehold Ground Rent Amount, Uplift: £16.00

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

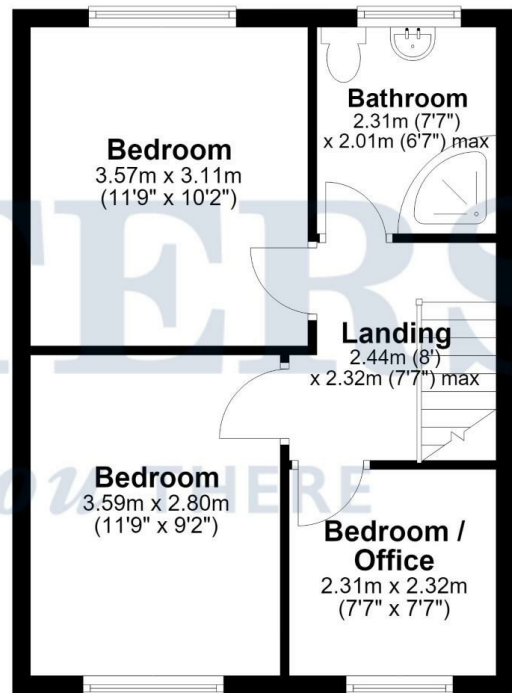
Ground Floor

Approx. 37.8 sq. metres (407.4 sq. feet)



First Floor

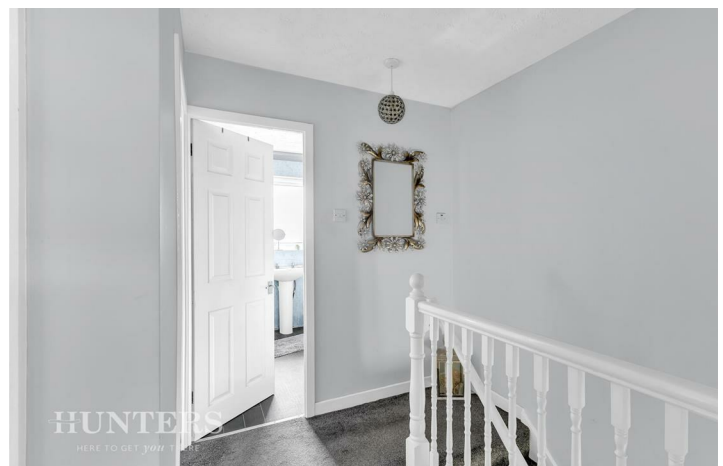
Approx. 37.8 sq. metres (407.4 sq. feet)



Total area: approx. 75.7 sq. metres (814.8 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.

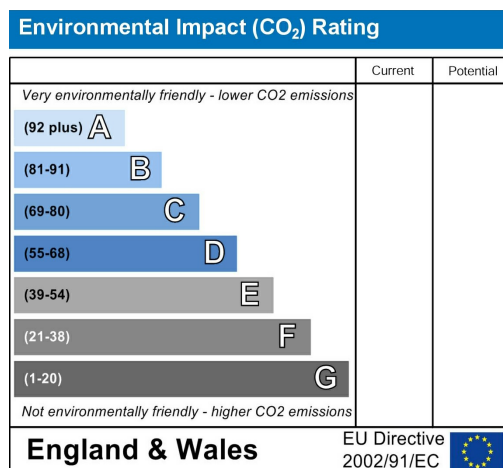
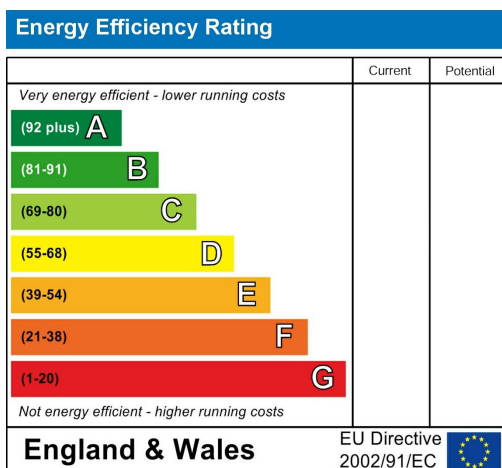
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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