

HUNTERS®

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Oakley Way

Wardle, Rochdale, OL12 9DY

Offers In Excess Of £225,000



- MODERN SEMI-DETACHED
- TWO BATHROOMS PLUS WC
- TWO CAR DRIVEWAY SIDE BY SIDE
- VIEWING HIGHLY RECOMMENDED
- EPC RATING B

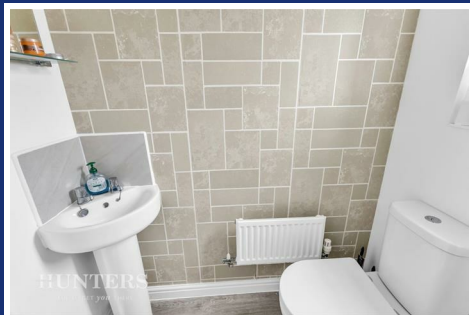
- THREE BEDROOMS
- OPEN ASPECT VIEWS TO THE REAR
- KITCHEN DINER
- COUNCIL TAX BAND B
- FREEHOLD (with service charge)

Tel: 01706 390 500

Oakley Way

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Located in a popular residential development in Wardle, this three-bedroom semi-detached property offers modern accommodation in a highly desirable setting. The home is perfectly placed close to local amenities, primary and high schools, and excellent transport links, while also enjoying the tranquillity of the surrounding countryside and an open aspect to the rear.

Internally, the property features a welcoming lounge, a modern kitchen diner ideal for family meals, three bedrooms, including a master with en-suite, and a family bathroom.

Externally, the property boasts a double side-by-side driveway providing off-road parking for two cars, and a private rear garden backing onto open views.

This is a fantastic opportunity for families, professionals, or first-time buyers looking for a well-presented home in a sought-after area.

Entrance Hall

Welcoming hall with the stairs leading to the first floor and a door to the WC.

Downstairs WC

Fitted with a low-level WC and wash hand basin, this convenient cloakroom also benefits from a front-facing window, providing natural light and ventilation. Finished in a clean, neutral style.

Lounge

15'3" x 12'1" (4.66 x 3.69)

This bright and welcoming lounge features a large front-facing window that allows plenty of natural light to fill the room, creating a warm and inviting atmosphere. The space finished in a modern neutral palette with stylish grey wood-effect flooring, offering a contemporary look that complements a variety of décor styles. A generous layout provides ample room for comfortable seating, ideal for relaxing or entertaining.

Dining Kitchen

15'5" x 8'9" (4.70 x 2.69)

A bright and spacious kitchen diner featuring a range of contemporary wall and base units with contrasting worktops and stylish gloss tiled splashbacks. Integrated appliances include an oven, hob with stainless steel extractor, and space for additional white goods. The dining area comfortably accommodates a table and chairs, with French doors opening onto the rear garden, allowing natural light to flood the space and offering seamless indoor-outdoor living. A rear window provides additional natural light and picturesque views of the open aspect beyond. The room is finished with modern wood-effect flooring, adding to the stylish and practical appeal.

Landing

8'10" x 6'0" (2.70 x 1.85)

The landing provides access to all upstairs accommodation. Features include a useful storage cupboard and loft access, offering additional storage potential.

Bedroom 1

11'10" x 10'0" (3.61 x 3.05)

Light and airy double bedroom with a window to the front aspect and a door to the en-suite.

En-Suite Shower Room

6'11" x 5'6" (2.12 x 1.68)

A modern en-suite serving the master bedroom, fitted with a WC, wash hand basin, and shower enclosure. The room also features a heated towel rail and a front-facing window, providing natural light and ventilation.

Bedroom 2

9'2" x 7'8" (2.81 x 2.34)

Neutrally decorated bedroom with a rear open aspect far reaching view.

Bedroom 3

7'8" x 5'10" (2.34 x 1.79)

Fabulous views to the rear window within this single bedroom.

Bathroom

6'2" x 6'0" (1.90 x 1.85)

A well-appointed three-piece suite comprising a WC, wash hand basin, and a bathtub with shower over. Finished with modern tiling, the bathroom also benefits from a side-facing window for natural light and ventilation, along with a heated towel rail for added comfort.

Gardens & Parking

The garden features a low-maintenance Astro turf lawn, complemented by a paved patio area. With both hot and cold outdoor taps and an outdoor electricity outlet. A durable shed provides practical storage space. The shed also has power and could potentially be used as a utility room. The garden is fully enclosed by fencing, ensuring privacy and security. There is convenient side access leading to the front of the property, alongside a driveway with parking space for two cars.

Material Information - Littleborough

Tenure Type; FREEHOLD (with service charge)

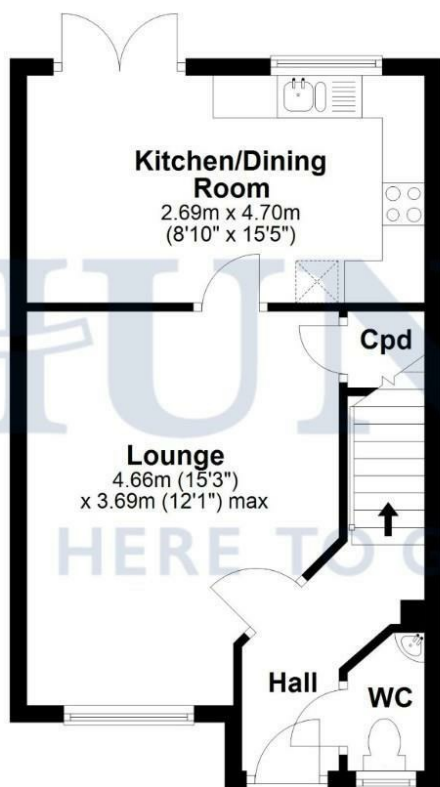
Annual Service Charge Amount; £170.00

Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

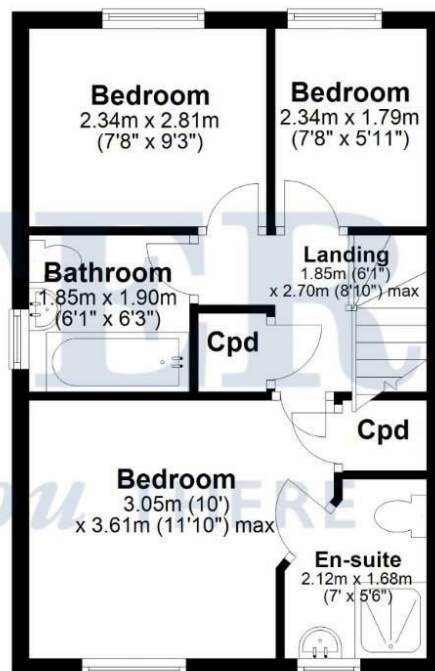
Ground Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.0 sq. feet)

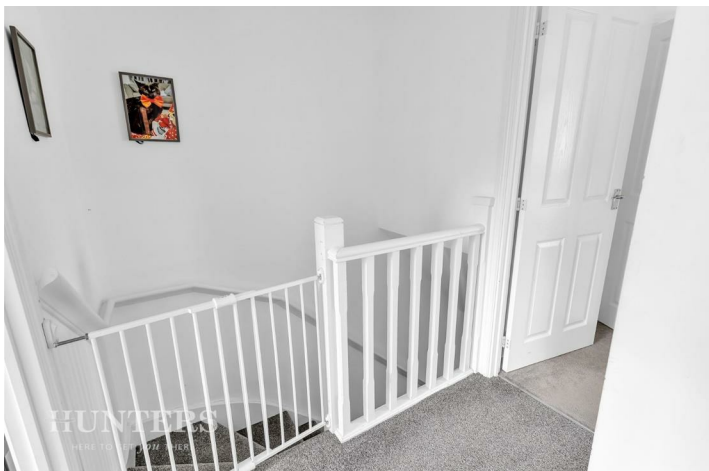


Total area: approx. 71.7 sq. metres (772.0 sq. feet)

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.

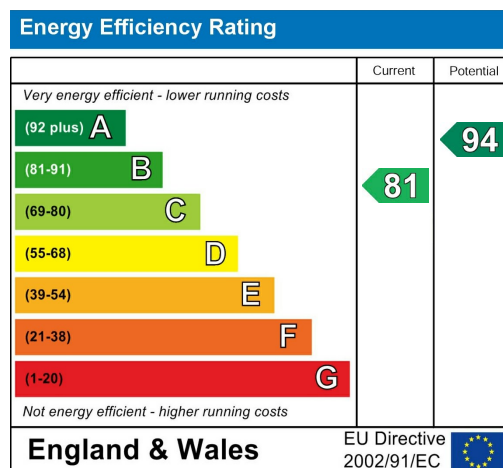
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Plan produced using PlanUp.







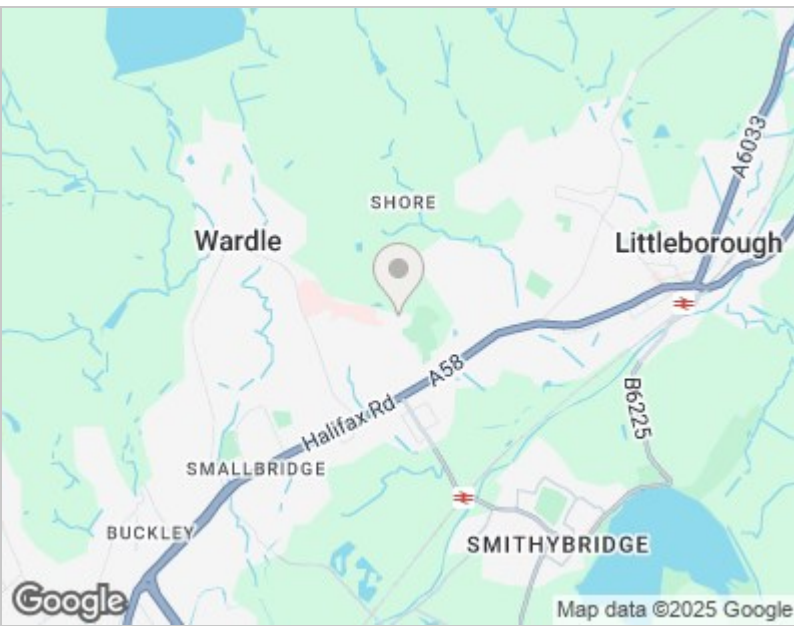
Energy Efficiency Graph



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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