

HUNTERS®

HERE TO GET *you* THERE



Dovedale Drive

Wardle, Rochdale, OL12 9LR

£210,000



- BEAUTIFULLY PRESENTED THROUGHOUT
- COUNTRYSIDE SURROUNDINGS
- MODERN KITCHEN DINER
- FAMILY GARDEN AND SPACE FOR GARAGE
- COUNCIL TAX BAND B

- SOUGHT AFTER RESIDENTIAL LOCATION
- THREE BEDROOMS
- ATTIC ROOM
- LEASEHOLD
- EPC RATING C

Tel: 01706 390 500

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£210,000



Situated in the charming village of Wardle, this beautifully presented three-bedroom mid-townhouse offers a perfect balance of countryside surroundings and modern convenience. Ideally located close to local schools and transport links into neighbouring town and villages, this home is perfect for families or professionals seeking a wonderful home. The well-appointed accommodation includes a welcoming lounge, a spacious kitchen-diner, three comfortable bedrooms, a family bathroom, and a versatile attic room. Outside, the property boasts a generous garden and a hardstanding parking area at the rear, where a garage once stood. A fantastic opportunity in a desirable location, early viewing is highly recommended!

Entrance

A useful place to be able to store shoes and hang coats, with the stairs up to the first floor and an internal door into the lounge.

Lounge

12'2" x 13'9" max (3.71 x 4.20 max)

Light and airy room which has been tastefully and neutrally decorated, plenty of natural light floods the room from the large window to the front aspect.

Dining Kitchen

10'5" x 16'9" (3.18 x 5.13)

This beautifully designed kitchen offers both style and functionality, featuring sleek quartz worktops and a range of high-quality integrated appliances, including a dishwasher, a built-in Neff oven, and a combination microwave and oven. The gas hob provides precise cooking control, while dedicated space is available for a washing machine and fridge freezer. With ample room for a family dining table, this inviting space is perfect for both everyday meals and entertaining. Windows and doors open out to the rear garden, filling the kitchen with natural light and offering seamless indoor-outdoor living.

Landing

Access to all upstairs accommodation.

Bedroom 1

12'0" x 9'11" (3.66 x 3.03)

This generous double bedroom offers a peaceful retreat, overlooking the beautifully maintained rear garden. Filled with natural light, the room provides ample space for furnishings, creating a comfortable and relaxing atmosphere.

Bedroom 2

11'7" x 9'2" (3.54 x 2.81)

Situated at the front of the property, this well-proportioned double bedroom offers a bright and inviting space. With ample room for furnishings, it provides a comfortable and versatile space, perfect for a child's room. Large windows allow plenty of natural light, enhancing the airy feel of the room.

Bedroom 3

7'6" max x 7'3" max (2.30 max x 2.22 max)

Located at the front of the property, this well-presented single bedroom offers a cozy and versatile space. Featuring a built-in cupboard for convenient storage, the room is ideal as a child's bedroom, home office, or guest room. A front-facing

window allows plenty of natural light, creating a bright and welcoming atmosphere.

Bathroom

7'11" max x 6'7" (2.42 max x 2.01)

This stylish and contemporary bathroom features a sleek three-piece suite, including a WC, a built-in vanity unit for ample storage, and a bath with an overhead shower. A heated towel rail and a cupboard neatly houses the boiler, maximizing space efficiency. A rear-facing window allows natural light to brighten the space.

Attic Room

11'3" x 16'9" (3.45 x 5.13)

The attic has been thoughtfully converted into a fully boarded and carpeted space, offering additional versatility within the home. A skylight window fills the room with natural light, creating a bright and airy feel. Accessed via a pull-down ladder, this space provides an excellent opportunity for storage, a hobby room, or a quiet retreat. Please note, this conversion is not to building regulations.

External

The property benefits from a versatile outdoor area, with the front garden currently used by the vendors as off-road parking. To the rear, a spacious family garden features a well-maintained lawn and a pathway leading to the hardstanding area where a garage once stood. This space offers the potential to construct a new garage or be used for additional parking, providing flexibility to suit your needs.

Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 945

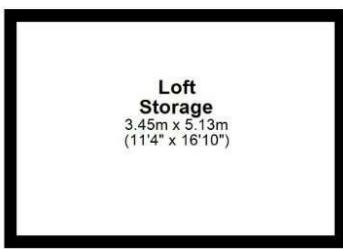
Leasehold Ground Rent Amount: £16.00

Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan

Attic

Approx. 17.7 sq. metres (190.9 sq. feet)



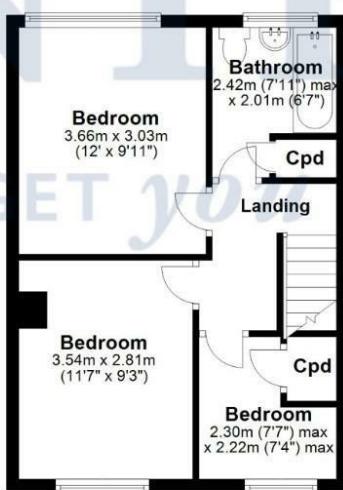
Ground Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



Outbuilding Plot

Approx. 15.8 sq. metres (169.8 sq. feet)



Total area: approx. 108.4 sq. metres (1167.2 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.

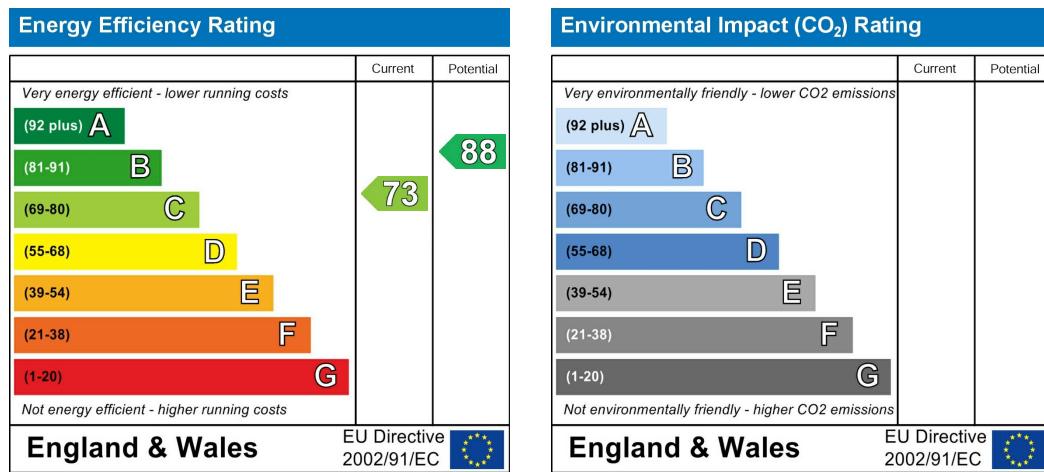




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Energy Efficiency Graph



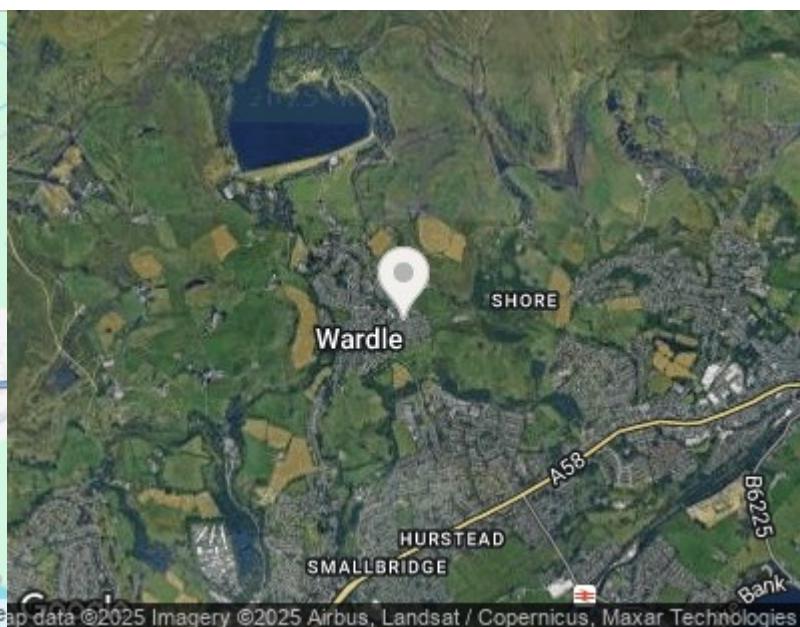
Viewing

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



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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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