

# HUNTERS®

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## Waterhouse Close

Wardle, Rochdale, OL12 9LL

Offers In Excess Of £200,000



- THREE-BEDROOM END TOWNHOUSE
- LOUNGE/DINER, KITCHEN AND LEAN-TO UTILITY AREA
- SINGLE GARAGE TO REAR
- LEASEHOLD
- COUNCIL TAX BAND B
- SOLD WITH NO ONWARD CHAIN
- GARDENS TO FRONT AND REAR
- SOUGHT-AFTER CUL-DE-SAC IN HEART OF WARDLE
- EPC RATING TBC

Tel: 01706 390 500

# Waterhouse Close

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Nestled in the heart of Wardle on a sought-after cul-de-sac, Hunters Estate Agents are delighted to offer this three-bedroom end townhouse to the market. Perfectly positioned, the property is convenient for local primary and high schools, shops, excellent bus routes, and is surrounded by beautiful countryside, with Watergrove Reservoir close by.

The accommodation comprises a lounge/diner, kitchen, and a lean-to utility area on the ground floor, with three bedrooms and a family bathroom to the first floor. Externally, the property benefits from gardens to the front and rear, along with a single garage to the rear.

Being sold with no onward chain, this property represents an excellent opportunity for first-time buyers or families looking for a home in a sought-after location.

## Hall

This welcoming entrance hall offers a useful place to store coats and shoes, with stairs leading to the first floor and door to the lounge.

## Lounge

The spacious lounge boasts a large window that fills the room with natural light, overlooking the front garden. A central fireplace with a traditional surround provides a cosy focal point, while the room extends seamlessly into the dining area, creating an open-plan living space.

## Dining Area

10'2" x 8'7" (3.10m x 2.61m)

The adjoining dining area benefits from a large window that overlooks the rear garden, filling the space with natural light. With ample space for a dining table, making it ideal for family meals or entertaining guests. The area flows naturally from the lounge, enhancing the open-plan feel.

## Kitchen

10'2" x 8'0" (3.10m x 2.45m)

The kitchen is well-appointed with a range of wall and base units and dark countertops that provide plenty of storage and workspace. Fitted appliances include an oven and hob with an extractor above, and the layout maximises usability. A door leads out to the rear porch, making it convenient for access to the garden.

## Rear Porch

5'11" x 8'6" (1.80m x 2.60m)

The rear porch is a practical addition to the home, offering a sheltered space that connects the kitchen to the garden. It is fully enclosed with windows and provides a handy utility area for laundry or additional storage, with a door giving direct access to the garden outside.

## Landing

8'3" x 7'1" (2.50m x 2.15m)

The landing on the first floor is bright and spacious, it provides access to all bedrooms and the shower room, with a staircase leading down to the ground floor hall.

## Bedroom 1

12'7" x 10'1" (3.83m x 3.08m)

The main bedroom is a comfortable double room featuring a large window that offers plenty of natural light and views to the rear of the property.

## Bedroom 2

11'2" x 9'6" (3.41m x 2.91m)

This second bedroom is another double room, brightened by a front-facing window.

## Bedroom 3

7'7" x 7'1" (2.30m x 2.15m)

The third bedroom is a single bedroom and this room would suit a child's bedroom, guest room, or home office.

## Shower Room

7'8" x 6'6" (2.34m x 1.97m)

The shower room is fully tiled in neutral tones and includes a walk-in shower cubicle, pedestal wash basin, and low level WC. A frosted window allows for privacy while admitting natural light, and a heated towel rail adds a practical touch.

## Rear Garden

The garden is a delightful outdoor space featuring a level lawn bordered by mature shrubs and flowers. A small paved patio area provides a perfect spot for seating or enjoying a morning coffee, while fencing encloses the garden to ensure privacy and security.

## Garage

18'0" x 9'0" (5.50m x 2.75m)

A detached garage is available in the outbuilding area, offering secure off-road parking or additional storage space. The garage features a brick exterior with a white up-and-over door and measures 5.50 by 2.75 metres (18'0" x 9'0").

## Material Information - Littleborough

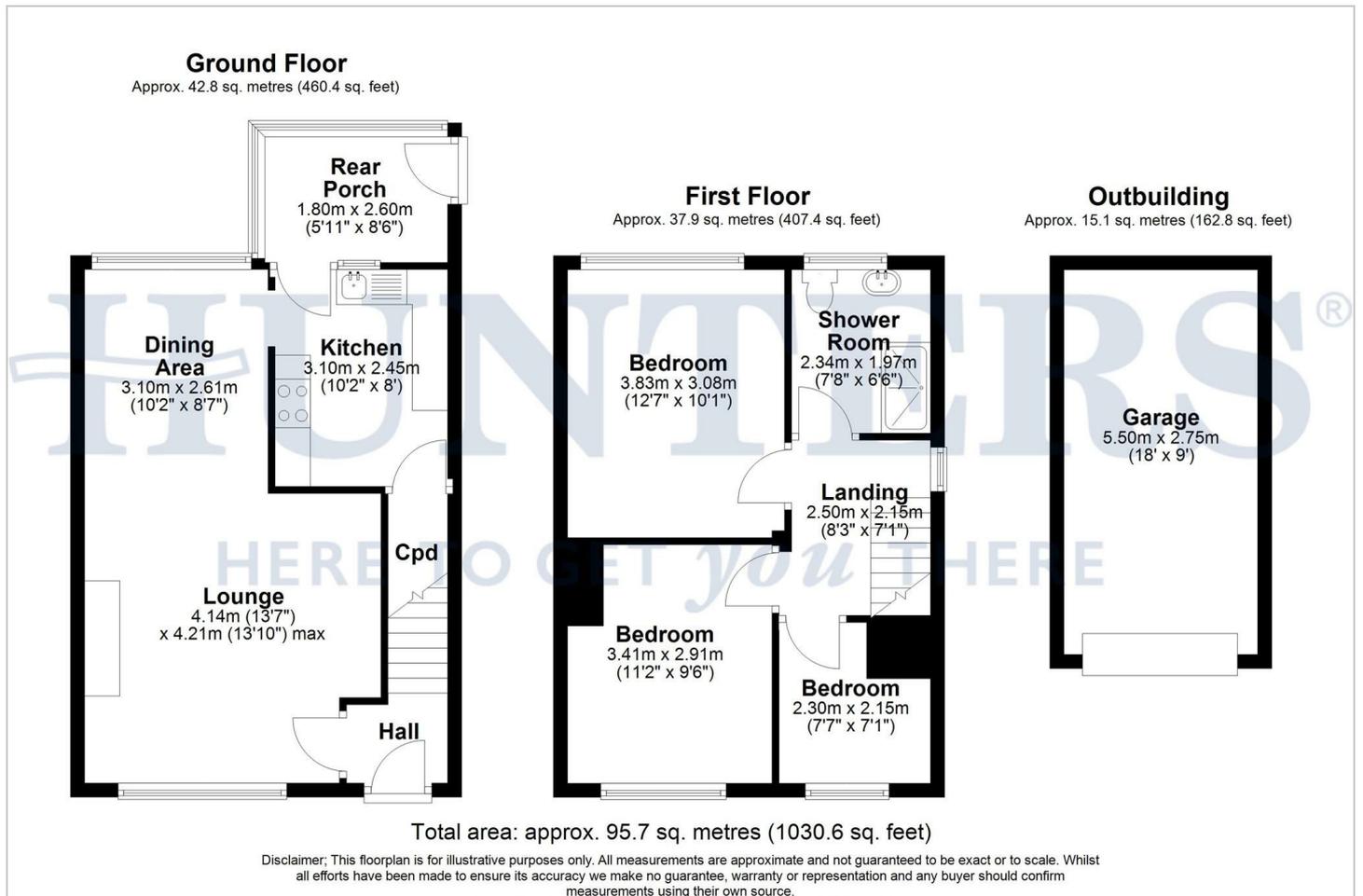
Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 943

Leasehold Annual Ground Rent Amount  
£18.10s.0d

Council Tax Banding; ROCHDALE COUNCIL  
BAND B

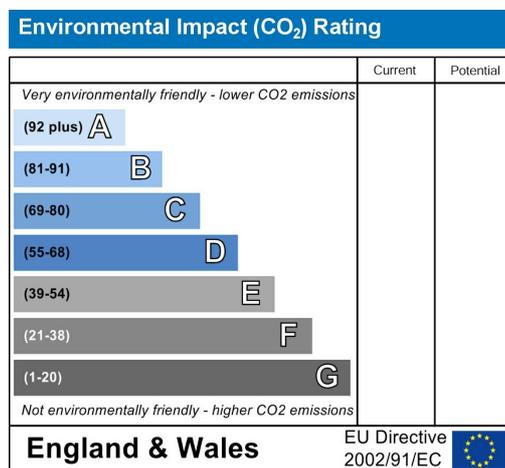
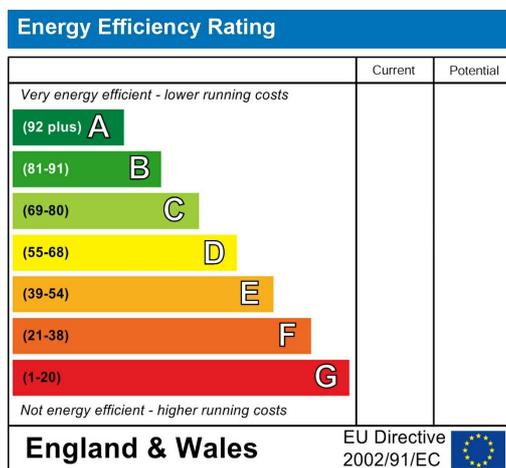
# Floorplan







## 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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