



51 Alpine Drive, Wardle, OL12 9NY

- HIGHLY SOUGHT AFTER LOCATION
 - DETACHED GARAGE
 - DRIVEWAY PARKING
 - EPC RATING D
 - LEASEHOLD
- CLOSE TO LOCAL AMENITIES
- GARDENS TO FRONT AND REAR
- SOLD WITH NO ONWARD CHAIN
 - COUNCIL TAX BAND C

Asking Price £225,000

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HERE TO GET *you* THERE

Situated in a highly sought after location close to local primary and secondary schools, this light and bright three bedroom semi detached property offers spacious accommodation throughout. The ground floor offers a welcoming entrance hall, a spacious lounge, fully fitted kitchen, one of the three bedrooms and the house family bathroom suite. The first floor boasts two generous double bedrooms and plenty of storage. Externally this property offers a lawn garden to the front, a detached single garage with full power and lighting, off road parking and a private enclosed rear garden with well established plants, shrubs and flowers. Viewings are highly recommended to appreciate this wonderful home.





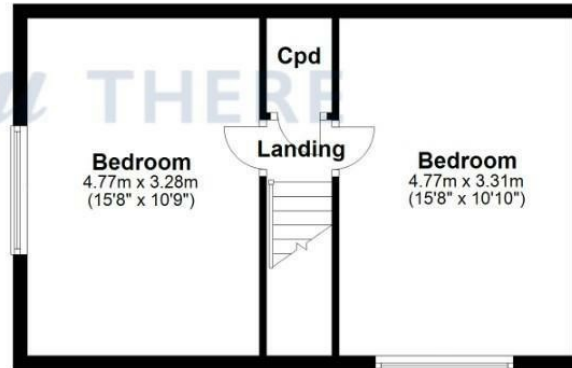
Ground Floor

Approx. 63.0 sq. metres (678.5 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.4 sq. feet)




Total area: approx. 99.9 sq. metres (1074.9 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 PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

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.



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