

HUNTERS®

HERE TO GET *you* THERE



Bateman Avenue

Wardle, Rochdale, OL129ST

Offers In Excess Of £375,000



11 Bateman Avenue

Wardle, Rochdale, OL129ST

Offers In Excess Of £375,000



Entrance Hall

6'7" x 6'8" (2 x 2.02)

A light and welcoming entrance hall with high quality tiled flooring which continues through to the dining kitchen.

Lounge

10'10" x 16'3" (3.29 x 4.95)

Generous sized lounge which is light and bright with a lovely feature double-glazed bay window to the front aspect.

Dining Kitchen

13'7" x 21'2" (4.13 x 6.44)

A perfect entertaining space with a modern fitted kitchen comprising of a range of wall and base units, stainless steel sink, built in Smeg electric oven, gas hob with over the head extractor fan and integrated appliances including dishwasher, fridge freezer and Smeg microwave. There is also a useful walk in pantry located in the kitchen providing extra storage. There is plenty of space for a good sized family dining table. The tiled floor continues through the kitchen and into the utility and WC. Doors lead you through into the conservatory.

Utility Room

6'0" x 6'10" (1.83 x 2.09)

Fitted with a stainless-steel sink, plumbing for a washing machine and space for a tumble dryer. Access to the rear of the property can also be located in the utility room and a door into the cloakroom/WC.

Cloakroom/WC

3'1" x 6'0" (0.93 x 1.83)

White low level WC, wash hand basin and radiator.

Conservatory

10'9" x 11'3" (3.27 x 3.44)

Added by the current owners only a few years ago this high quality additional room with bi-folding doors, gives a real inside/outside living space.

Landing

10'10" x 13'5" (3.3 x 4.08)

Access to all first floor bedrooms, the cupboard housing the boiler and separate linen cupboard. Loft access.

Master Bedroom

10'10" x 14'3" (3.29 x 4.34)

A spacious bedroom with built in fitted wardrobes with sliding doors and a lovely feature bay window to the front aspect.

En-Suite Shower Room

6'8" x 6'11" (2.02 x 2.12)

A modern shower room comprising of a walk in fitted shower with contemporary tiles, low level WC, sink and heated towel rail. With a window to the front aspect.

Bedroom 2

9'5" x 13'11" (2.87 x 4.23)

A good sized double bedroom located to the front of the property with a range of built in fitted wardrobes, dresser and drawers.

Bedroom 3

9'8" x 12'4" (2.94 x 3.76)

Another double bedroom located to the rear of the property overlooking the rear garden.

Bedroom 4

7'6" x 11'11" (2.29 x 3.63)

Last of the bedrooms but still a good size, ideal as a child's bedroom or as a home office.

Bathroom

7'2" x 7'10" (2.19 x 2.39)

White modern fitted bathroom suite comprising of a panelled bath with over the head shower, low level WC, wash hand basin and heated towel rail. Partly tiled with a window to the rear aspect.

Garage & Parking

9'5" x 16'1" (2.87 x 4.89)

An integral garage with a driveway to the front providing off road parking for two cars.

Gardens

To the front offers a lawn with plants and shrubs, there is gated access leading to the rear with a private enclosed lawn, decked seating area and well established plants and trees.



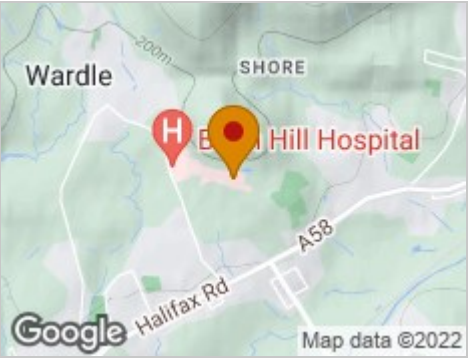
Road Map



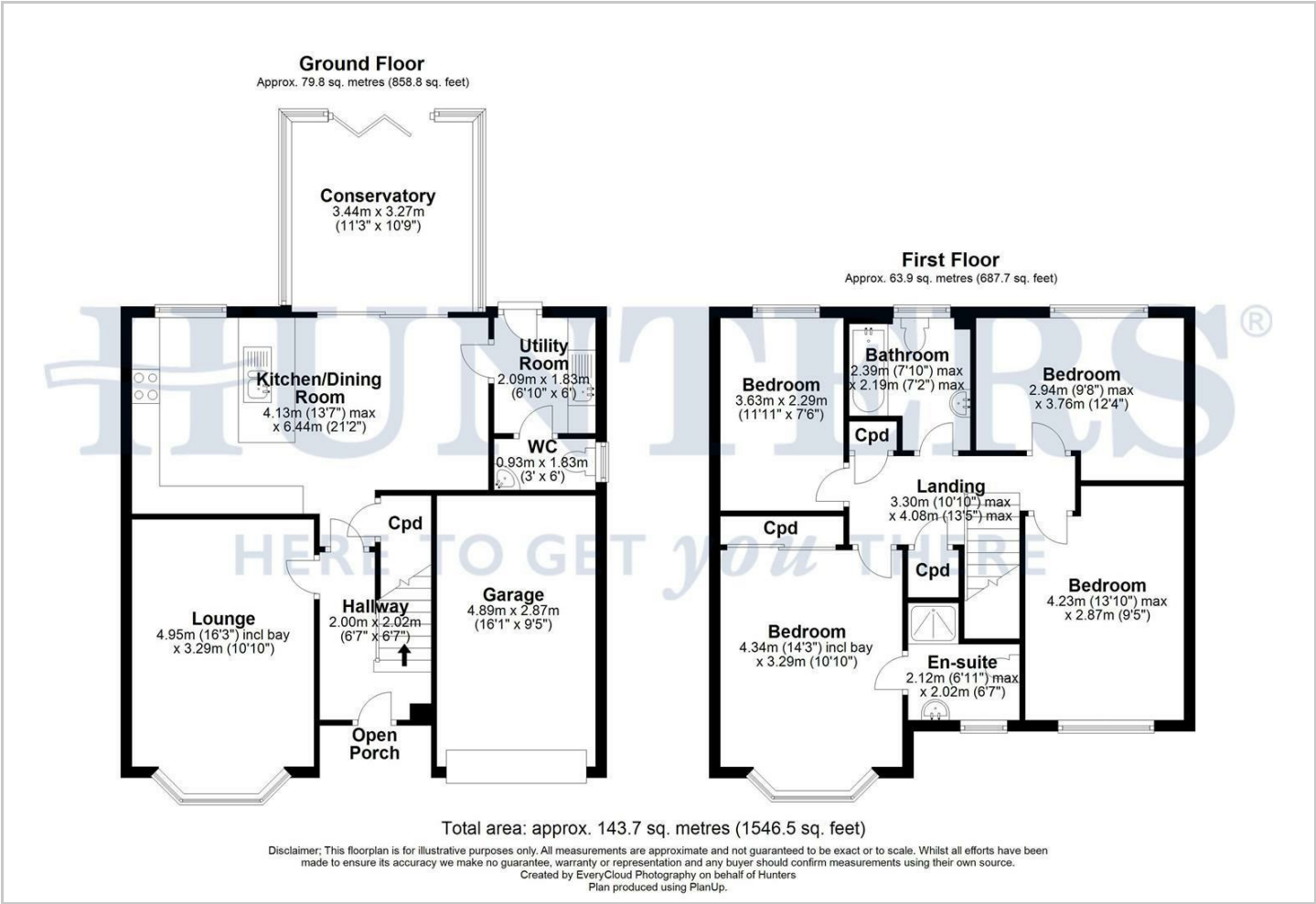
Hybrid Map



Terrain Map



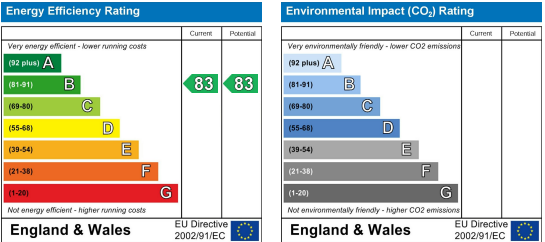
Floor Plan



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.

Energy Efficiency Graph



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.