

# HUNTERS®

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**17 Wayfarers Way**

Wardle, OL12 9EQ

Offers In Excess Of £325,000



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# 17 Wayfarers Way

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## Entrance Hall

As you enter the property you are greeted with the stairs that take you to the first floor landing and a door which leads you through into the lounge.

## Lounge

11'4" x 15'9" (3.46 x 4.8)

As soon as you enter the living space you appreciate how light and bright it is, with modern light flooring through to the dining kitchen and a window out to the front aspect with custom made blinds.

## Dining Kitchen

10'5" x 18'6" (3.17 x 5.65)

A recently installed high-quality kitchen with Shaker style doors and an island with Quartz worktops. Built-in oven with an induction hob and an integrated dishwasher with an undermount sink with mixer taps and plenty of further storage cupboards. A dining table fits perfectly which looks out through the double doors to the garden. The added benefit of underfloor heating has also been installed.

## Utility Room

5'6" x 6'11" (1.67 x 2.11)

Such a useful room in any family home, with space and plumbing for a washing machine and tumble dryer with a worktop unit and also houses the fridge freezer. A door to the downstairs WC and a door which leads straight into the garage.

## Cloakroom/WC

3'1" x 5'6" (0.95 x 1.67)

With a low level WC, corner wash hand basin, small radiator and window to the rear aspect.

## Landing

9'11" x 10'3" (3.01 x 3.13)

Spacious landing with access to the loft which is ideal for storage.

## Master Bedroom

13'4" x 14'10" (4.06 x 4.51)

The master double is beautifully decorated with a window that looks out to front aspect and a door into the en-suite. A useful storage cupboard over the stairs.

## En-Suite Shower Room

5'10" x 7'9" (1.79 x 2.35)

A modern three-piece suite which briefly comprises of a low-level WC with a built-in wash hand basin and shower with tiled walls, a radiator and a window to the side aspect.

## Bedroom 2

9'2" x 12'3" (2.8 x 3.73)

Another good sized double bedroom, with a window to the front aspect.

## Bedroom 3

9'0" x 10'5" (2.74 x 3.17)

An ideal children's bedroom, with a lovely view out over the rooftops to the hills beyond at the rear aspect.

## Bedroom 4

7'11" x 9'5" (2.41 x 2.87)

Makes an ideal home office or single bedroom with the same lovely open aspect to the rear.

## Bathroom

5'5" x 6'9" (1.65 x 2.07)

A modern three piece suite which briefly comprises of a low level WC, pedestal wash hand basin and bath. Radiator and a window to the rear aspect.

## Garage & Parking

9'2" x 15'9" (2.8 x 4.8)

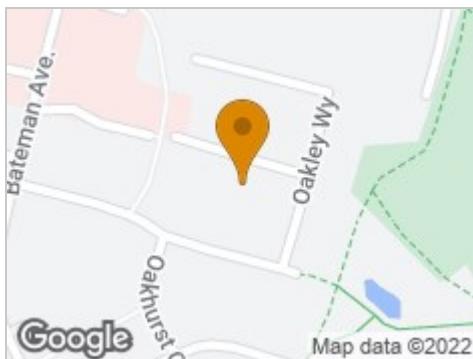
The garage which has an up and over door is integral to the property and there is an internal door giving access directly into the house. The front of the property offers a driveway providing off road parking for two cars.

## Gardens

There is a well maintained front garden and side access leads to the rear south facing garden which has a lovely patio seating area and a well looked after lawn. All enclosed with wood fencing.



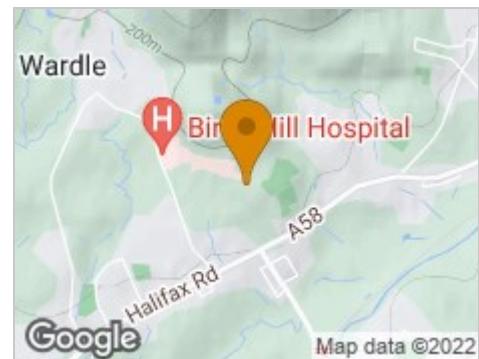
## Road Map



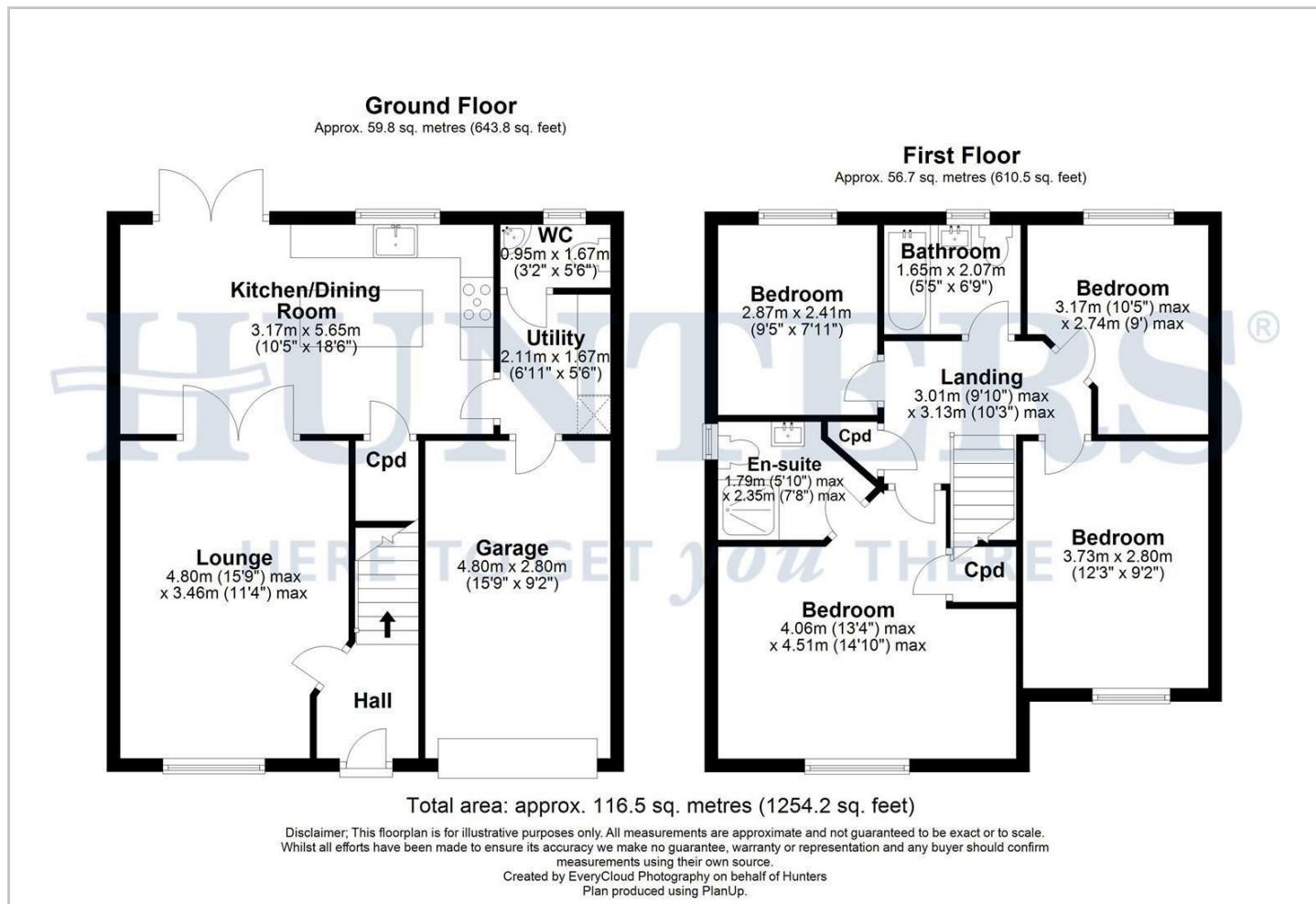
## Hybrid Map



## Terrain Map



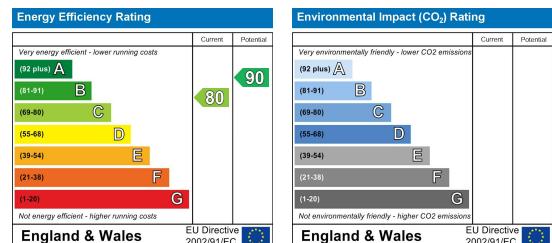
## Floor Plan



## 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.