

HUNTERS[®]

HERE TO GET *you* THERE



Oakley Way

Wardle, OL12 9DY

£239,950



- MODERN END TOWNHOUSE
- THREE STOREY PROPERTY
- OPEN VIEWS TO THE REAR
- SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND C
- FOUR BEDROOMS, TWO BATHROOMS PLUS DOWNSTAIRS WC
- HIGHLY SOUGHT AFTER LOCATION ON A QUIET CUL DE SAC
- DRIVEWAY PARKING TO THE FRONT, GARDEN TO THE REAR
- EPC RATING B
- FREEHOLD (with service charge)

Tel: 01706 390 500

Oakley Way

Wardle, OL12 9DY

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Situated on this highly popular development, on a quiet cul de sac, offers this modern end townhouse property. With accommodation over three levels, this property briefly comprises of a welcoming entrance porch, lounge, dining kitchen and downstairs WC to the ground floor. To the first floor offers three bedrooms and a family bathroom suite. The master bedroom can be located to the second floor with a spacious modern en-suite bathroom. Enjoying open views to the rear, this property boasts a private enclosed garden and driveway parking to the front. This property is offered with NO ONWARD CHAIN and viewings are highly recommended.

ENTRANCE PORCH

A welcoming entrance porch with access to the lounge and a useful space to hang coats and store shoes.

LOUNGE

14'9" max x 11'9" (4.51 max x 3.59)

A generous size lounge located to the front of the property with an electric feature fireplace.

DOWNSTAIRS WC

3'5" x 4'3" (1.06 x 1.31)

Fitted with a low level WC and wash hand basin.

DINING KITCHEN

9'1" max x 11'9" (2.78 max x 3.59)

A modern dining kitchen, fitted with a range of wall and base units, stainless steel sink, electric oven and gas hob with over the head extractor fan. With space for a free standing fridge freezer and plumbing for both a washing machine and dishwasher. The dining kitchen offers space for a dining room table and French patio doors leading to the rear garden.

LANDING

With access to all first floor rooms and stair access to the master bedroom.

BEDROOM TWO

7'10" x 11'9" (2.39 x 3.59)

A generous size double bedroom located to the rear of the property enjoying open countryside views.

BEDROOM THREE

11'11" x 5'7" (3.65 x 1.72)

A single bedroom room located to the front of the property.

BEDROOM FOUR

8'9" x 5'9" (2.67 x 1.77)

A further single bedroom located to the front of the property.

FAMILY BATHROOM

7'6" x 5'7" (2.31 x 1.72)

A modern family bathroom, comprising of a panelled bath, low level WC, wash hand basin and frosted window to the side elevation.

LANDING

With access to the master bedroom and a useful storage cupboard.

MASTER BEDROOM

15'11" x 8'1" (4.87 x 2.47)

A spacious master bedroom located to the second floor with window to the front elevation and access to the en-suite shower room.

EN-SUITE SHOWER ROOM

5'0" x 10'11" (1.53 x 3.34)

A modern shower room, fitted with a walk in shower, low level WC, wash hand basin and Velux window to the rear.

GARDEN

Enjoying an open aspect and countryside views, this property boasts artificial lawn and a composite decked seating area, ideal for those wanting to sit out. A gate can be located to the side of the property.

PARKING

Private driveway parking can be located to the front of the property.

Material Information - Littleborough

Tenure Type; FREEHOLD

Annual Service Charge Amount £100.00

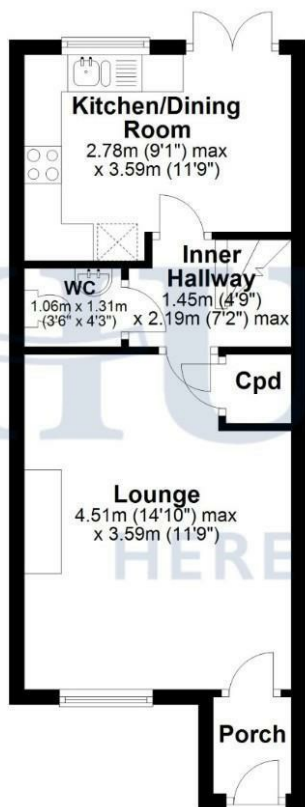
Council Tax Banding; ROCHDALE COUNCIL
BAND C

EPC Rating: B

Floorplan

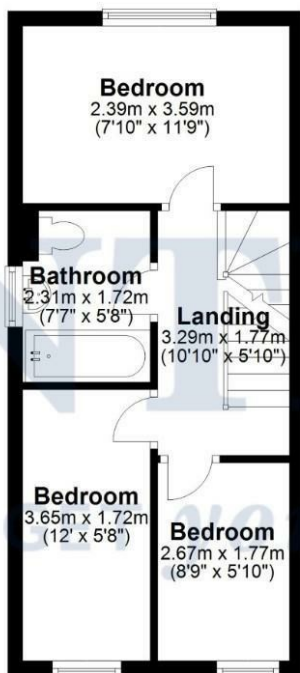
Ground Floor

Approx. 32.2 sq. metres (346.4 sq. feet)



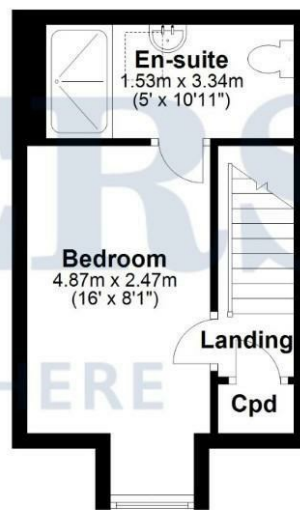
First Floor

Approx. 30.7 sq. metres (330.5 sq. feet)



Second Floor

Approx. 20.9 sq. metres (225.3 sq. feet)

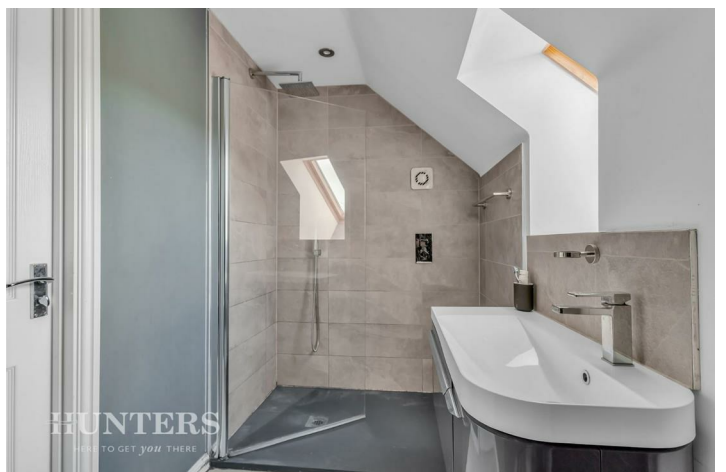
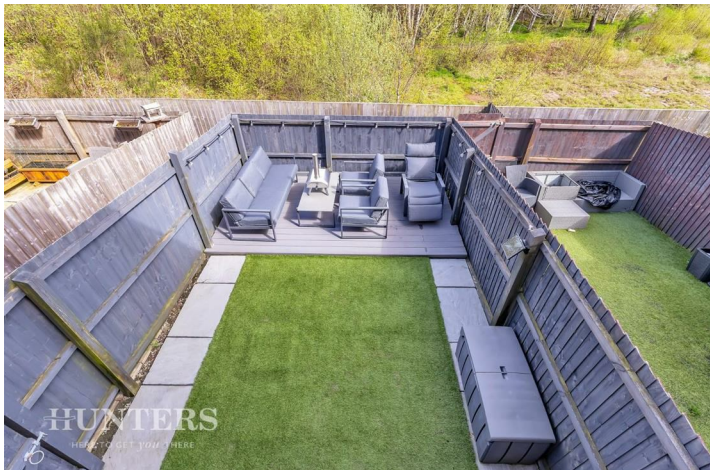


Total area: approx. 83.8 sq. metres (902.1 sq. feet)

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.

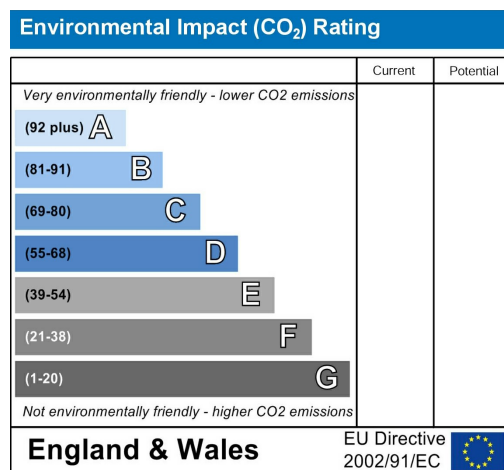
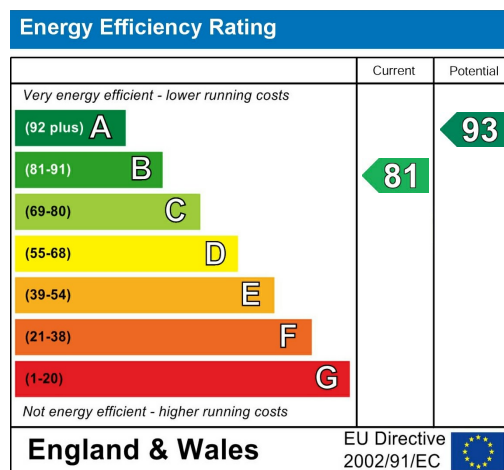
Created by EveryCloud Photography on behalf of Hunters Littleborough
Plan produced using PlanUp.







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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