



Thomas Watson Hill

Wardle, Rochdale, OL12 9EH

Offers In Excess Of £255,000



- THREE BEDROOM SEMI-DETACHED
- END OF A NO THROUGH ROAD
- CONSERVATORY
- CONVENIENT LOCATION FOR LOCAL AMENITIES
- COUNCIL TAX BAND C

- HIGHLY DESIRABLE DEVELOPMENT
- MASTER BEDROOM WITH EN-SUITE
- ENCLOSED SOUTH FACING GARDEN TO REAR
- FREEHOLD (WITH SERVICE CHARGE)
- EPC RATING B

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Hunters Estate Agents are pleased to offer to the market this beautifully presented three bedroom modern semi-detached property which is tucked away at the end of this no through road, on what is proving to be a highly sought after street within this popular development in Wardle. The property, which is set over two floors and is light and airy throughout, briefly comprises of entrance porch, lounge, dining kitchen, conservatory, a useful downstairs WC, three bedrooms and a family bathroom to the first floor with the master bedroom boasting a modern en-suite shower room. Externally, the property boasts a larger than average plot providing off road parking for up to three cars, a wonderful enclosed south facing rear garden and a garage. Situated close to open countryside and with convenient access to local schools, shops and public transport links, the location attracts a variety of buyer types, making an internal viewing essential and highly recommended as we are expecting a high level of interest in this property.

Entrance Porch

with a modern front door and an internal door leading into the lounge.

Lounge

16'7" x 10'2" (5.06 x 3.11)

Beautifully presented room with laminate wood-effect flooring and a electric fire to create a feature focal point to the room, with a window to the front aspect and a glass panelled door into the inner hall.

Cloakroom/WC

Modern low level WC and wash hand basin.

Dining Kitchen

18'11" x 8'0" (5.77 x 2.44)

A modern range of base and wall units with a built in oven and gas hob, space and plumbing for a washing machine, fridge freezer and further space for a wine cooler or slimline dishwasher. Patio double doors open into the conservatory. The room also offers space for a dining table.

Conservatory

9'8" x 7'8" (2.96 x 2.36)

Added by the current vendors this extra living space is light and bright and offers a wonderful view overlooking the rear garden, fitted blinds to all windows.

Landing

Internal doors to the bedrooms and bathroom.

Master Bedroom

13'11" x 9'8" (4.25 x 2.96)

Lovely light and airy double master bedroom with a window to the front aspect and fitted wardrobes.

En-Suite Shower Room

7'1" x 4'7" (2.17 x 1.42)

A modern three piece en-suite shower room with a low level WC, built in wash hand basin and walk in shower with a window to the front.

Bedroom 2

11'4" x 8'7" (3.47 x 2.62)

A good sized double bedroom and tastefully decorated with a window to the rear of the property, overlooking the rear garden.

Bedroom 3

10'0" x 8'0" (3.05 x 2.44)

A single bedroom looking out to the rear aspect, ideal for a young child or would make a lovely home office.

Bathroom

8'7" x 5'9" (2.62 x 1.76)

White modern three-piece bathroom suite which consists of bath with a shower over, low level WC and a pedestal wash hand basin. Tiled with a radiator.

Garage & Parking

15'7" x 8'4" (4.75 x 2.56)

Off road parking provided via the driveway to the front of the property for up to three cars leading to the single integral garage.

Garden

The garden to the rear is fully enclosed and south facing making it an ideal space for those who like to sit out and relax in the warmer months with a paved patio seating area, a garden shed and the rest laid to lawn. There is a really useful space to the side of the property for storage and is currently being used as a bin store. CCTV has been installed.

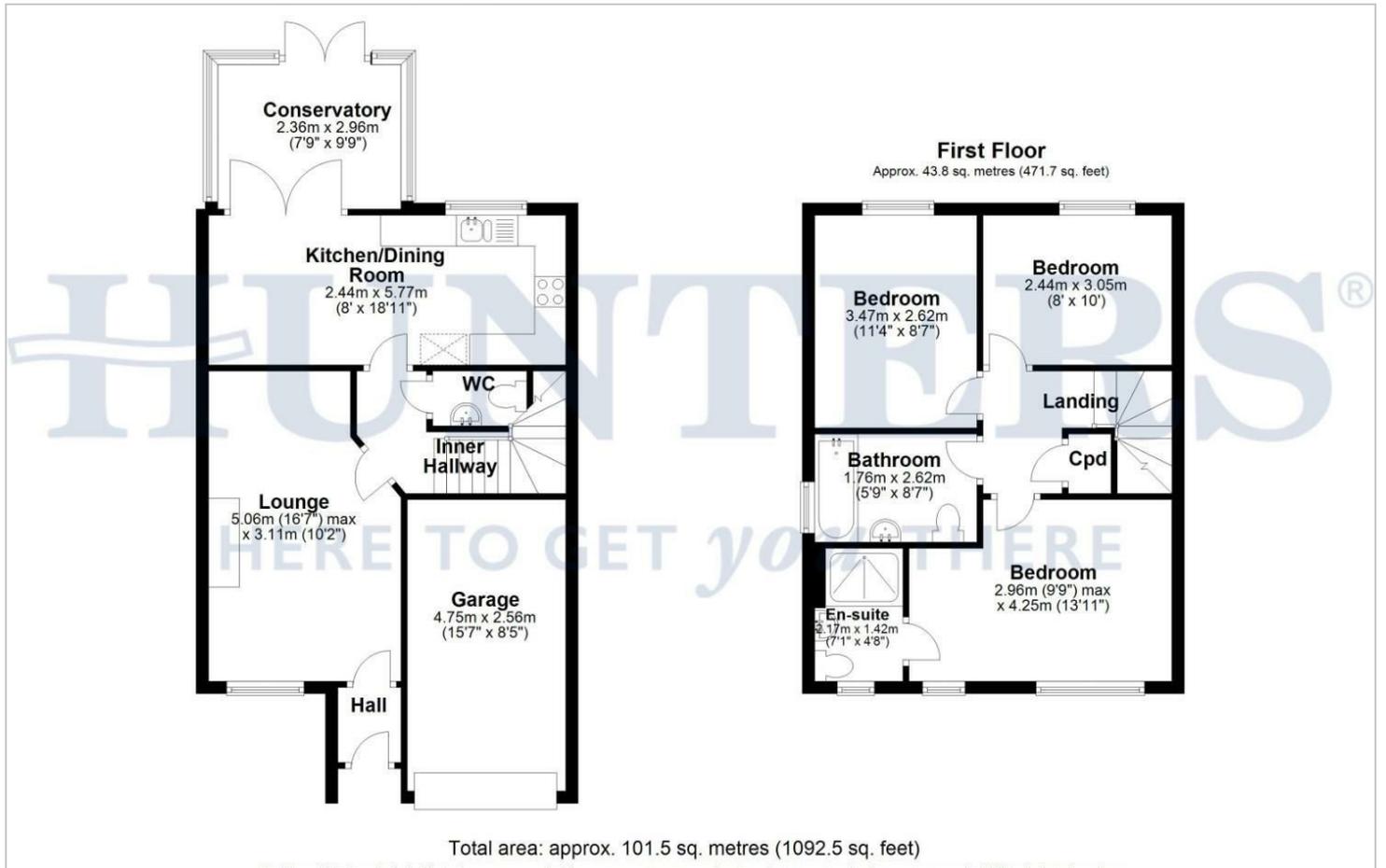
Material Information - Littleborough

Tenure Type; FREEHOLD;

Annual Service Charge Amount £100 (approx.)

Council Tax Banding; ROCHDALE COUNCIL BAND C

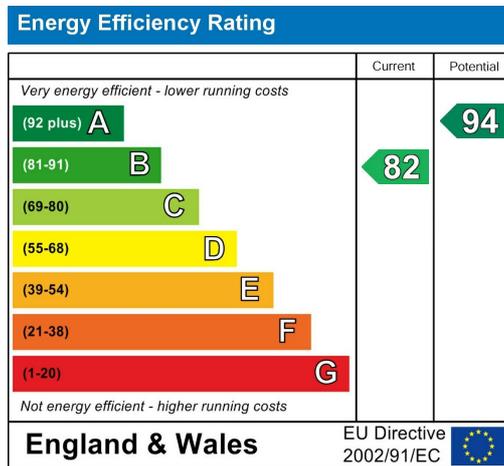
Floorplan







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



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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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email:
littleborough@hunters.com <https://www.hunters>

