



## Ramsden Road

Wardle, Rochdale, OL12 9NT

Offers In The Region Of £250,000



- DECEPTIVELY SPACIOUS MID TERRACED PROPERTY
- MODERN DINING KITCHEN
- GARDEN TO THE REAR WITH PARKING FACILITIES
- CLOSE TO LOCAL SCHOOLS, SHOPS AND WATERGROVE RESERVOIR
- EPC RATING C
- THREE BEDROOMS PLUS ATTIC ROOM
- FILLED WITH CHARACTER AND CHARM
- LOCATED IN THE HEART OF WARDLE
- COUNCIL TAX BAND B
- LEASEHOLD

# Ramsden Road

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Hunters Estate Agents are delighted to present to the market this deceptively spacious mid-terraced property, ideally located in the heart of Wardle. Within walking distance of local shops, highly regarded schools, and the beautiful Watergrove Reservoir, this charming home is perfectly suited to a variety of buyers.

Brimming with character and warmth throughout, the property offers a generous lounge and a modern dining kitchen to the ground floor. To the first floor, there are three well-proportioned bedrooms and a contemporary fitted bathroom suite, while an additional attic room can be found on the second floor — providing excellent versatility for use as a home office, guest room, or hobby space.

Externally, the property features a low-maintenance front courtyard and an attractive rear garden with an artificial lawn and raised decked seating area — ideal for outdoor relaxation and entertaining. There is also the benefit of double gates with a drop kerb, to create off road parking at the back of the property, with an additional option of parking on the car park next to the property at £25 a month that also has CCTV. Viewings are highly recommended to appreciate this spacious property!

## Lounge

17'1" x 16'7" (5.21m x 5.05m)

Accessed via the vestibule to a welcoming living space filled with character and charm. The room features a wood-burning stove set within a stone surround, providing a cosy focal point. Natural light pours in through the front window, brightening the comfortable seating arrangement. Double doors lead seamlessly through to the kitchen/dining area, enhancing the flow of the home.

## Kitchen/Dining Room

15'11" (max) x 16'7" (max) (4.85m (max) x 5.05m (max))

A spacious and modern dining kitchen featuring a range of wall and base units with complementary work surfaces, a stainless steel sink, and a gas cooker with overhead extractor fan and oven. The kitchen benefits from plumbing for a washing machine, as well as space for a tumble dryer and freestanding fridge freezer. There is ample room for a large dining table, making it ideal for family meals and entertaining, and a stable door provides access to the rear garden.

## Landing

12'11" x 5'8" (3.95m x 1.72m)

With access to all first floor rooms and stairs leading to the attic room.

## Bedroom 1

13'5" x 10'7" (4.10m x 3.24m)

A spacious double bedroom located to the front of the property with a useful storage cupboard.

## Bedroom 2

12' x 5'8" (3.66m x 1.72m)

A further double bedroom located to the rear of the property.

## Bedroom 3

7'9" x 10'7" (2.37m x 3.24m)

A single bedroom, currently used as a walk in

wardrobe, however would make an ideal home office or nursery.

## Bathroom

4'10" x 10'7" (1.48m x 3.24m)

A sleek, contemporary bathroom fully tiled for a clean, modern finish. It boasts a low-level WC, a bath with an overhead shower and glass screen, a stylish vanity sink, and a matte-finish radiator, combining functionality with sophisticated design.

## Attic

18'8" x 14'10" (5.68m x 4.53m)

A large and spacious attic room located on the second floor with a Velux window and would be ideal for a variety of uses.

## Rear Garden and Parking

This well-maintained garden features a decked area perfect for outdoor seating or dining and an artificial lawn that offers low maintenance enjoyment. There is also the benefit of double gates with a drop kerb, to create off road parking at the back of the property, with an additional option of parking on the car park next to the property at £25 a month that also has CCTV.

## Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 798

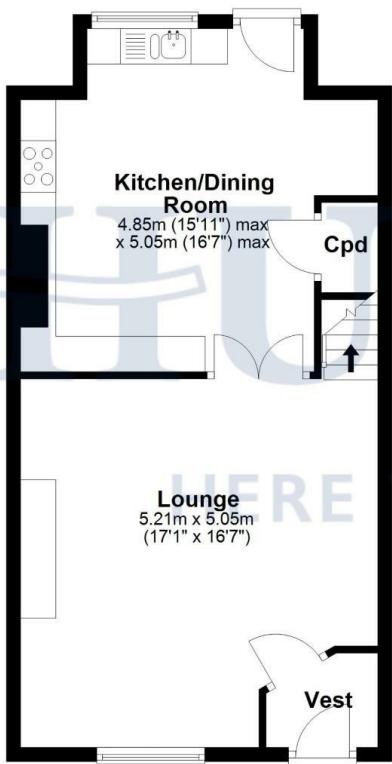
Leasehold Ground Rent Amount: £0.98

Council Tax Banding; ROCHDALE COUNCIL BAND B

## Floorplan

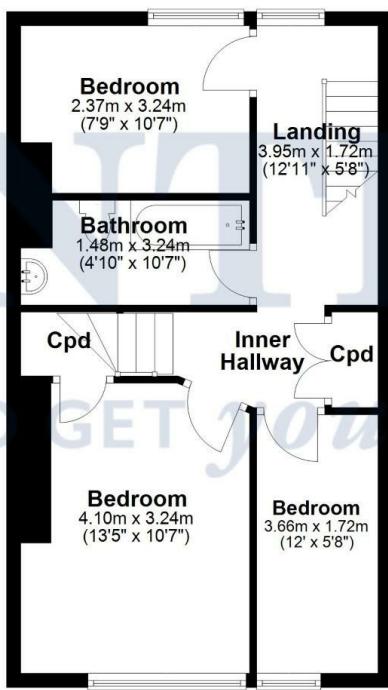
### Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



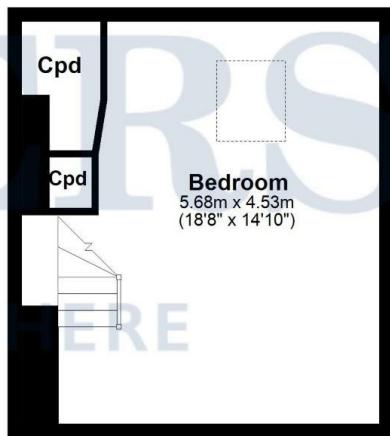
### First Floor

Approx. 46.2 sq. metres (497.5 sq. feet)



### Second Floor

Approx. 28.7 sq. metres (308.9 sq. feet)



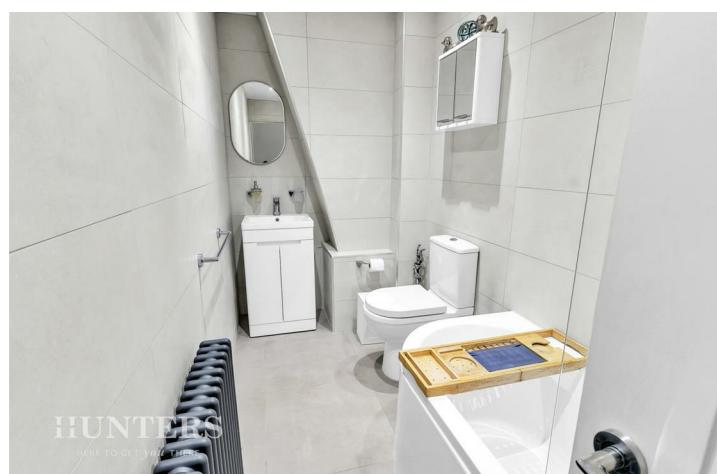
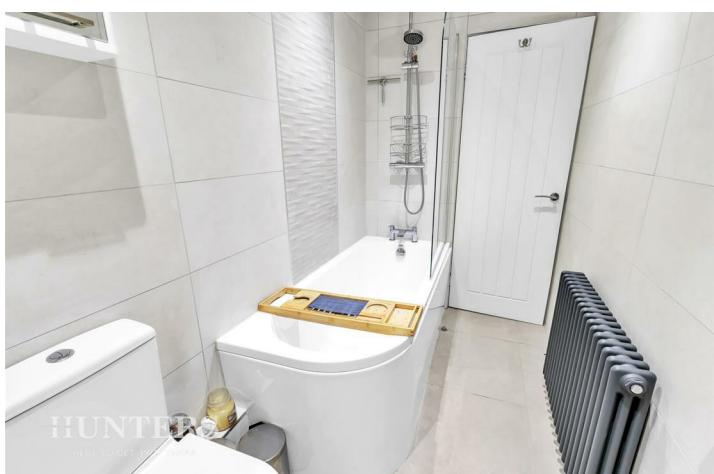
Total area: approx. 124.2 sq. metres (1337.1 sq. feet)

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.





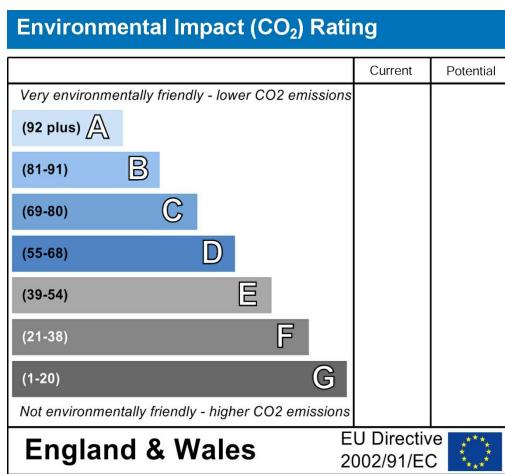
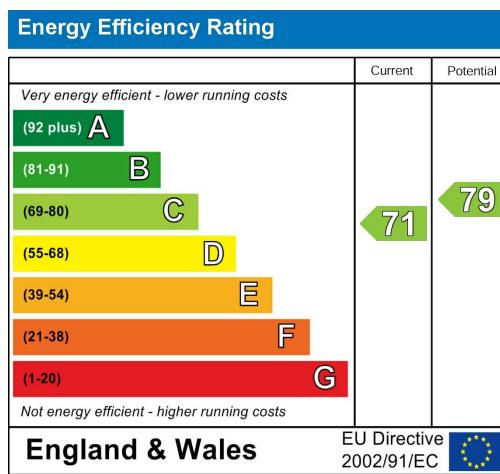
Tel: 01706 390 500



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### Energy Efficiency Graph



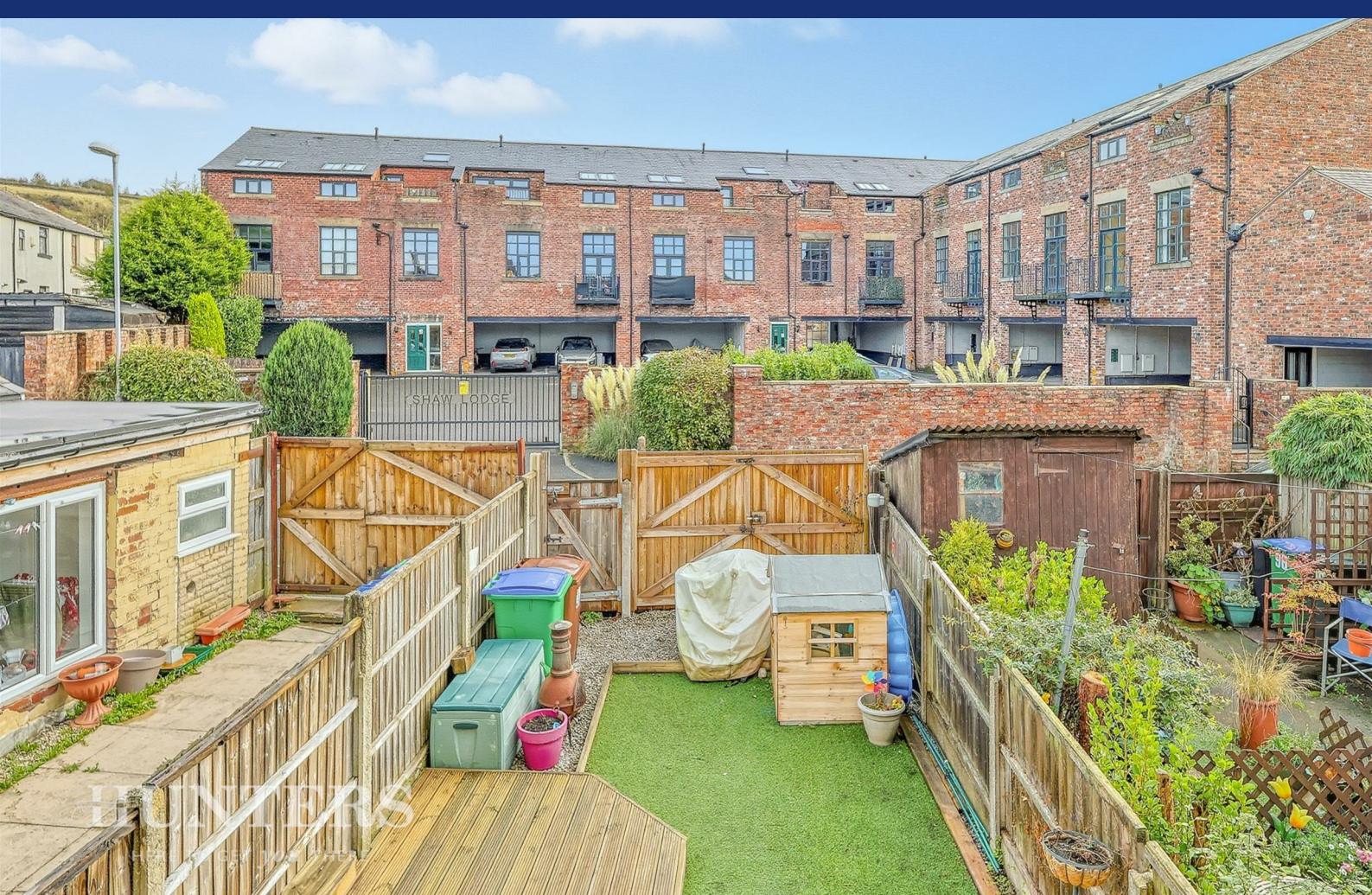
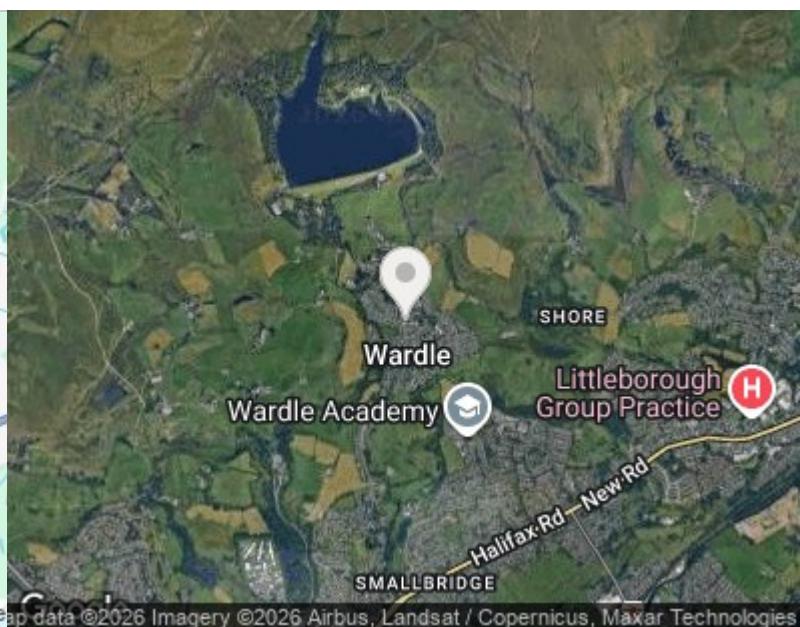
### Viewing

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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