



## Wasp Mill Drive, Wardle

- THREE BEDROOMED END PROPERTY
- CLOSE TO OPEN COUNTRYSIDE
- ATTRACTIVE KITCHEN & BATHROOM
- LEASEHOLD
- EPC RATING TBC
- GOOD SIZED PLOT WITH CONSERVATORY
- NO ONWARD CHAIN
- OFF ROAD PARKING
- COUNCIL TAX BAND B

**£210,000**

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# Wasp Mill Drive, Wardle

## DESCRIPTION

Hunters Estate Agents are pleased to be able to offer to the market this light and bright modern three bedrooomed family home situated in the popular village of Wardle, close to open countryside and convenient for all local amenities. The property stands on a good sized plot, and enjoys gardens to the front and rear, with a good sized driveway providing off road parking. The accommodation briefly comprises of a useful entrance hall, downstairs modern WC, spacious lounge, a light and airy kitchen with the added benefit of a quality good sized conservatory. Three bedrooms and a shower room to the first floor. Externally the gardens are easy to maintain and offer great space along with plenty of off road parking. This property is considered ideal for a variety of purchasers including young families and first time buyers, investors and those looking to downsize. Call now to arrange a viewing, this ~~home is~~ offered to the market with no onward chain.

A useful space to be able to hang coats and store shoes.

### Cloakroom/WC

Modern white Low suite WC, and built in wash and basin with storage beneath and a window to the front aspect.



### Lounge

An attractive, spacious lounge with an open plan staircase, and a window to the front aspect.

### Kitchen

With a range of fitted base and wall units incorporating space for an oven (current one is being sold with the property), stainless steel sink unit, space and plumbing for a washing machine and a slimline dishwasher. There is further space for an American style fridge freezer (the current one will be sold with the property). Useful storage cupboard under stairs and pantry cupboard. Double doors open into the conservatory.



### Conservatory

A good sized quality conservatory with a radiator installed, so the room can be enjoyed all year round. The current owner has always used this room as a dining room.

### Landing

with access to roof space which has a pull down ladder. Boarded and shelved for extra storage. There is also a window to the side.

### Bedroom 1

A light double bedroom at the front of the property, with a range of fitted wardrobes and a window to the front aspect.

### Bedroom 2

Second double bedroom, overlooking the rear garden with fitted wardrobes.

### Bedroom 3

Single bedroom at the front of the property with a good sized storage cupboard.

### Shower Room

A three piece suite with a shower, vanity unit with built in wash hand basin, and low suite WC, complementary tiling, heated towel rail and a window to the rear aspect.

### Garden & Parking

The property stands in attractive good sized gardens to both front and rear, with a larger than average driveway for the development, providing plenty of off road parking.

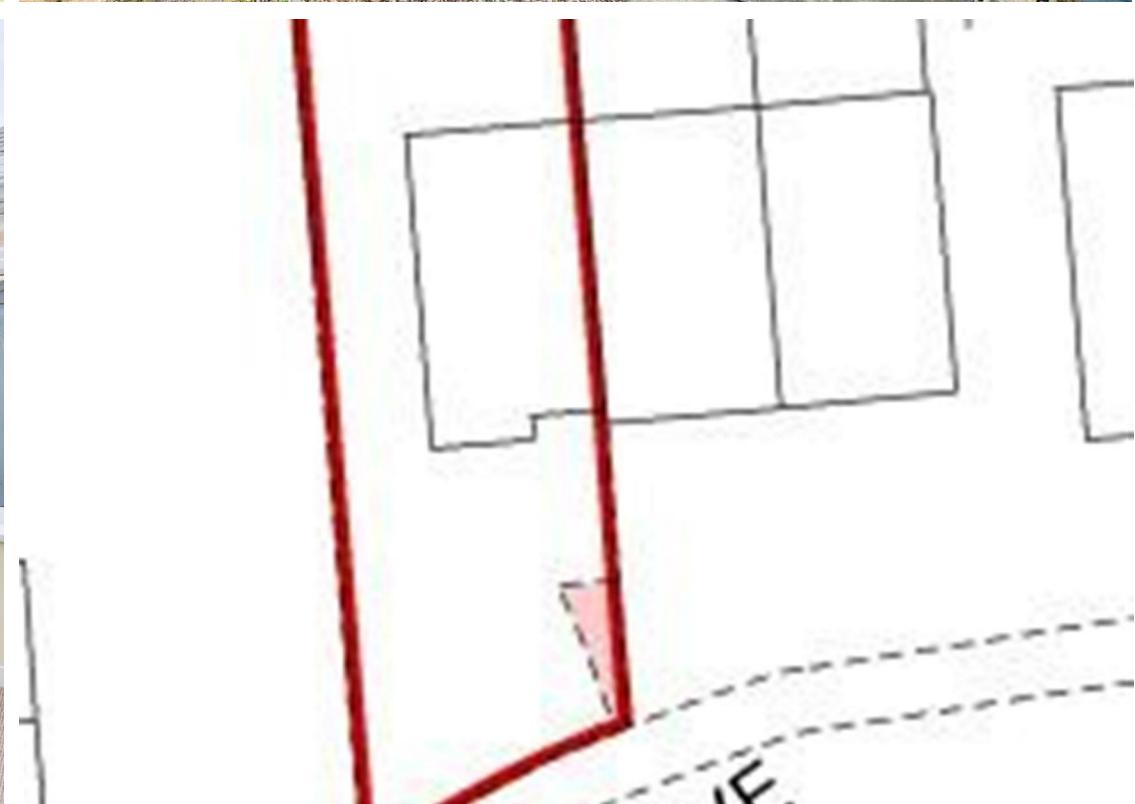
### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 135

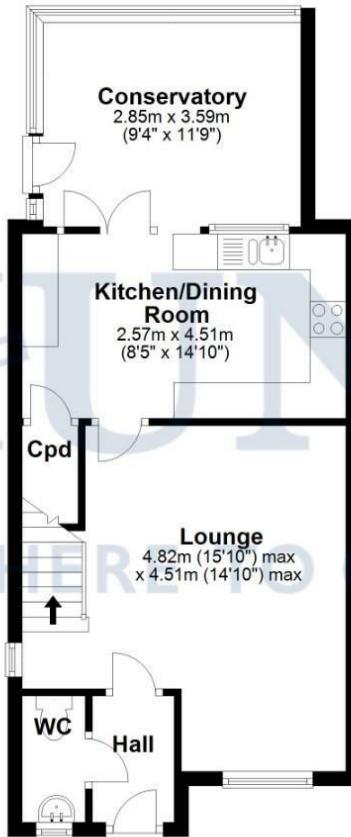
Leasehold Ground Rent Amount, Uplift %, Rent Review Period; £160.00

Council Tax Banding; ROCHDALE COUNCIL BAND B.



## Ground Floor

Approx. 45.9 sq. metres (494.0 sq. feet)



Total area: approx. 79.8 sq. metres (859.1 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  
Plan produced using PlanUp.

## 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.

85 Church Street, Littleborough, OL15 8AB

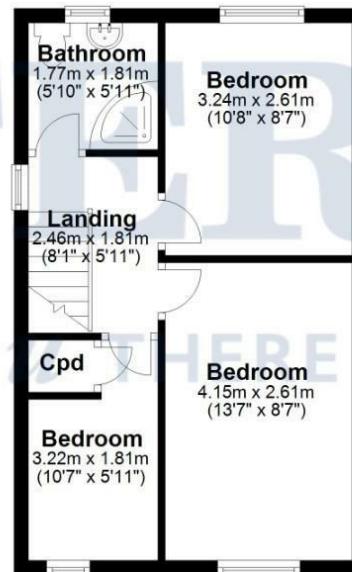
Tel: 01706 390 500 Email:

littleborough@hunters.com <https://www.hunters.com>



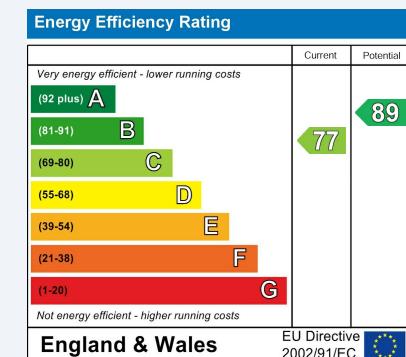
## First Floor

Approx. 33.9 sq. metres (365.2 sq. feet)



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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