



Charnley Fold

Wardle, Rochdale, OL12 9DX

£210,000



- NEWLY INSTALLED QUALITY KITCHEN
- FEATURE LOG BURNER WITHIN LOUNGE
- MODERN SEMI DETACHED HOUSE
- NO CHAIN
- COUNCIL TAX BAND B

- LANDSCAPED GARDENS
- DRIVEWAY FOR TWO CARS
- SOUGHT AFTER DEVELOPMENT
- FREEHOLD (WITH SERVICE CHARGE)
- EPC RATING TBC

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****NO CHAIN**** Hunters Estate Agents are delighted to be able to offer to the market this modern, beautifully maintained semi detached house. Located in this sought after development within Wardle providing easy access to all the local amenities the area has to offer including, local shops, schools and transport links with two main line train stations at Smithy Bridge and Littleborough. For those who like to get out and enjoy the scenery there are some wonderful countryside walks on the doorstep, with Watergrove Reservoir close by. The property has undergone many upgrades only a few years ago, with a new modern quality fitted kitchen being installed and a fantastic log burner within the lounge. Internally the property briefly comprises of an entrance hallway, downstairs WC, lounge, newly fitted kitchen, first floor landing, three bedrooms, master en-suite and a three piece family bathroom. There is a tandem double driveway to the front and a pleasant, low maintenance artificial lawn garden to the front and a good sized garden to the rear with a flagged patio area and the rest fully enclosed, with artificial lawn. Gas central heating and double glazing throughout, newly fitted carpets, floor coverings, Oak effect internal doors and Intruder alarm system. A viewing is highly recommended to fully appreciate the quality of this home.

ENTRANCE HALL

You are welcomed into the home via a newly installed composite front door, the stairs greet you leading to the first floor with internal doors leading to the lounge and WC.

WC

A modern white two piece suite with a low level WC and a wash hand basin. A frosted window looks out to the front aspect.

LOUNGE

14'5" x 12'2" (4.41 x 3.71)

The previous owners installed a fabulous wood burner, creating a fantastic focal point to the room, with a tiled surround and hearth. There is a useful storage cupboard and a window to the front aspect.

KITCHEN

15'5" x 9'0" (4.72 x 2.75)

Newly installed quality fitted kitchen with integral appliances including a washer/dryer, dish washer, fridge freezer, high-end double oven and hob with extractor hood over. A window and French doors open out onto the garden.

LANDING

9'3" x 5'11" (2.84 x 1.82)

Loft access and a useful storage cupboard.

BEDROOM 1

12'2" x 9'5" (3.72 x 2.89)

Double bedroom with a front aspect window and useful built in storage cupboards.

EN-SUITE SHOWER

6'5" x 5'2" (1.98 x 1.60)

Modern three piece suite comprising of a low level WC, wash hand basin and shower. A window to the front aspect.

BEDROOM 2

9'2" x 7'8" (2.80 x 2.36)

Located to the rear of the property with a lovely outlook over the rear garden.

BEDROOM 3

7'8" x 5'11" (2.36 x 1.82)

Single bedroom ideal for a young child or would make a great home office. A window looks out to the rear aspect.

BATHROOM

5'11" x 5'9" (1.82 x 1.77)

White three piece suite with WC, wash hand basin and bath.

GARDENS

A pleasant low maintenance artificial lawn garden to the front with a good sized garden to the rear with a flagged patio area and the rest fully enclosed, with artificial lawn.

PARKING

There is a double tandem driveway to the front.

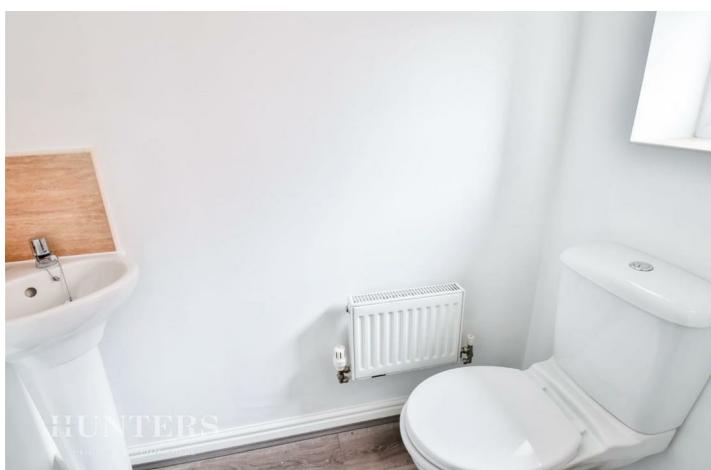
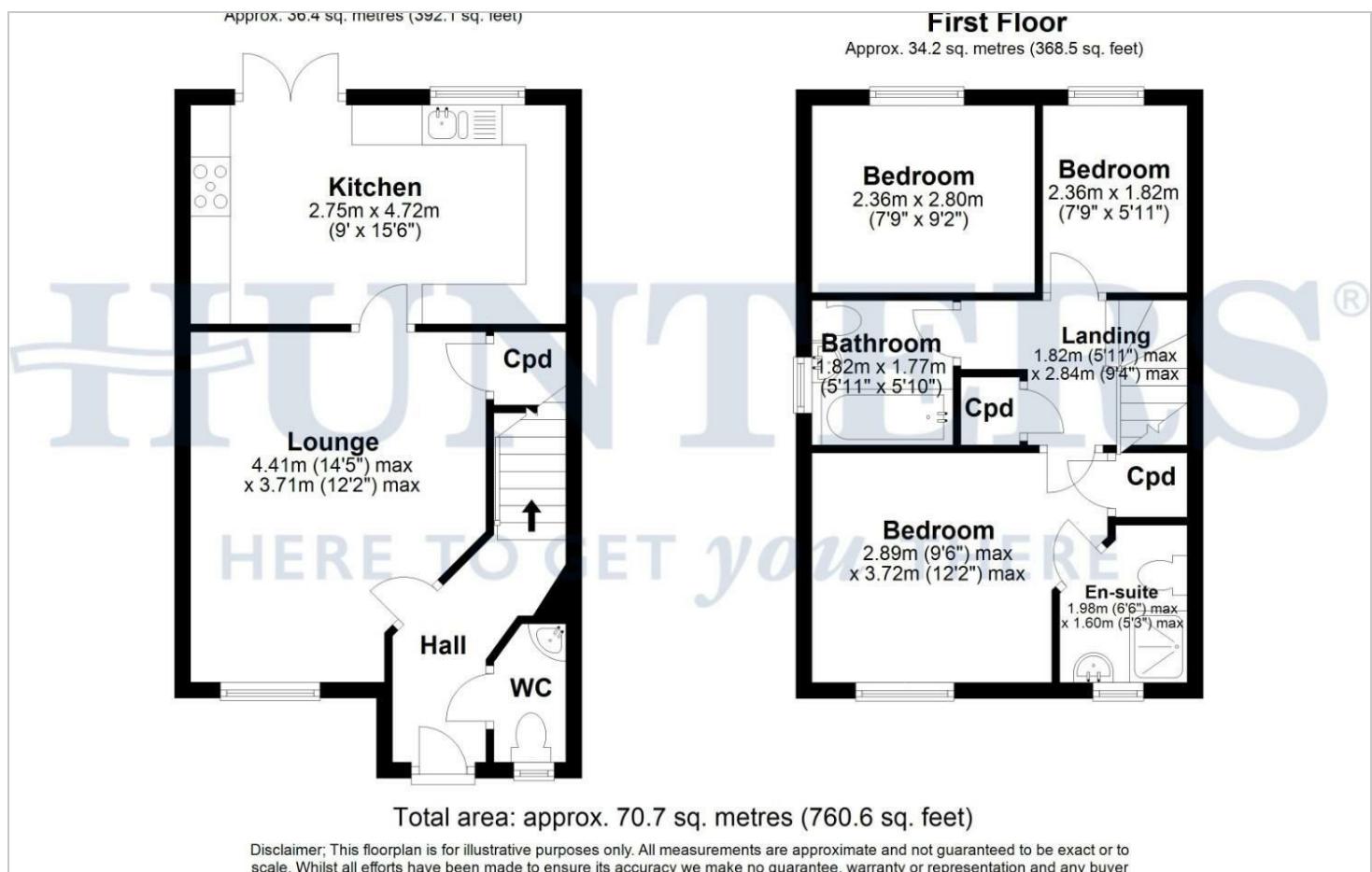
[Material Information - Littleborough](#)

Tenure Type; **FREEHOLD**;

Annual Service Charge Amount £

Council Tax Banding; **ROCHDALE COUNCIL BAND B.**

Floorplan





Tel: 01706 390 500



HUNTERS

HERE TO GET YOU THERE

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

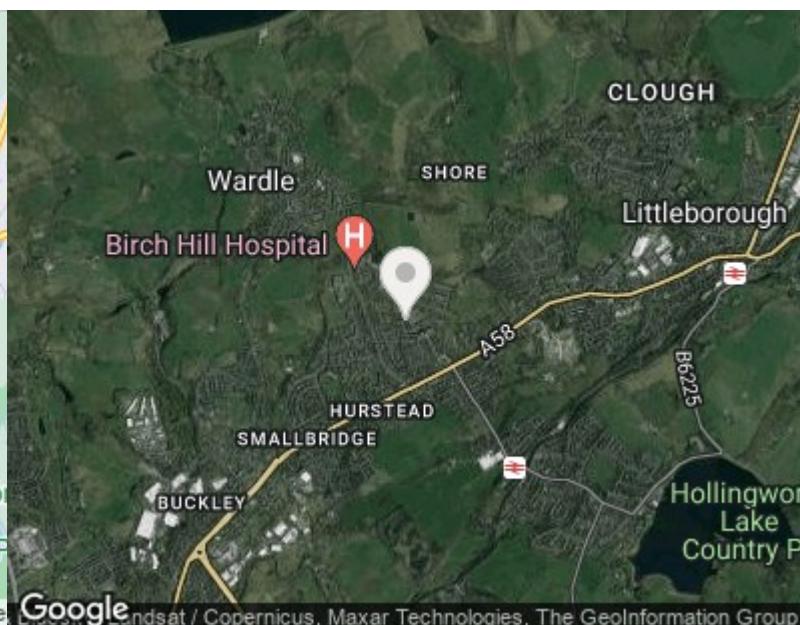
Viewing

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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