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HERE TO GET *you* THERE



Shaftesbury Drive

Wardle, Rochdale, OL12 9LS

£229,950

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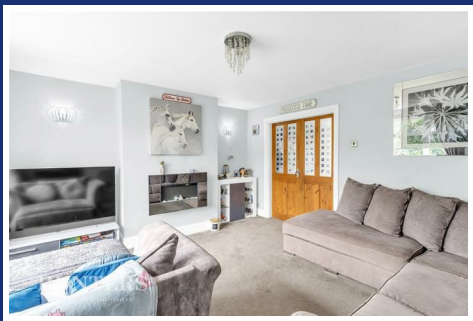
- THREE BEDROOMS PLUS ATTIC ROOM
- FRONT AND REAR GARDEN
- GARAGE TO THE REAR
- COUNCIL TAX BAND B
- LEASEHOLD
- MODERN FITTED DINING KITCHEN
- CLOSE TO COUNTRYSIDE, WATERGROVE RESERVOIR & LOCAL SCHOOLS
- HIGHLY POPULAR RESIDENTIAL LOCATION
- EPC RATING C

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Situated in the highly sought-after village of Wardle, surrounded by beautiful open countryside and just moments from the picturesque Watergrove Reservoir, this well-presented three-bedroom townhouse offers an excellent opportunity for a range of buyers. The property is ideally located within easy reach of excellent primary and secondary schools, local amenities, and convenient transport links.

The accommodation briefly comprises a welcoming entrance hallway leading to a spacious lounge and a modern dining kitchen, providing the perfect space for both everyday family living and entertaining.

To the first floor are three well-proportioned bedrooms, two of which are generous doubles, together with a contemporary family bathroom fitted with a three-piece suite. A staircase leads to the second floor, where an attic room offers a versatile space, ideal for use as a home office, hobby room or additional storage.

Further benefits include gas central heating and double glazing throughout.

Externally, the property enjoys a generous lawned front garden, while the private enclosed rear garden provides an ideal space for relaxing, outdoor dining, or entertaining. In addition, the property benefits from a garage located to the rear, offering secure parking or useful storage.

This fantastic home presents an excellent opportunity for first-time buyers, growing families, or those looking to downsize. Early viewing is highly recommended to fully appreciate the accommodation, setting, and lifestyle on offer.

Hall
A welcoming entrance hall with access to the lounge and stairs leading to the first floor.

Lounge
12'10" x 14'0" (3.90m x 4.26m)
The lounge is a comfortable and inviting space featuring a large window that looks out to the garden, flooding the room with natural light. With a wall-mounted electric fireplace which adds a cosy focal point and glass panelled door leading to the dining kitchen.

Dining Kitchen
10'1" x 17'2" (3.07m x 5.22m)
This dining kitchen is a bright and airy space where modern meets practical. Stylish grey shaker cabinets provide plenty of storage and contrast beautifully with white countertops and a tiled splashback. Integrated appliances including an oven, hob and fridge freezer, while space is allocated for a washing machine. The dining area comfortably fits a table and chairs, with patio doors opening onto the garden patio, inviting in light and offering easy access to outdoor dining and entertaining.

Landing
7'8" x 7'3" (2.35m x 2.21m)
The first-floor landing is bright and spacious, linking the bedrooms and bathroom with a staircase leading up to the attic room.

Bedroom
11'11" x 10'4" (3.63m x 3.14m)
The master bedroom features a large front-facing window providing natural light and views.

Bedroom 2
11'0" x 9'7" (3.35m x 2.92m)
This second bedroom is comfortably sized, featuring a large window that fills the room with daylight.

Bedroom 3
6'5" x 7'3" (1.96m x 2.21m)
A third bedroom, is ideal for a single bed or home office. It benefits from a window overlooking the front garden.

Bathroom
7'3" max x 6'6" (2.20m max x 1.98m)
The bathroom is fresh and modern, fitted with a white suite comprising a bath with shower over, a vanity sink with storage beneath, and a low level WC. Grey tiling on the walls and floor adds a contemporary feel, while a frosted window ensures privacy and natural light.

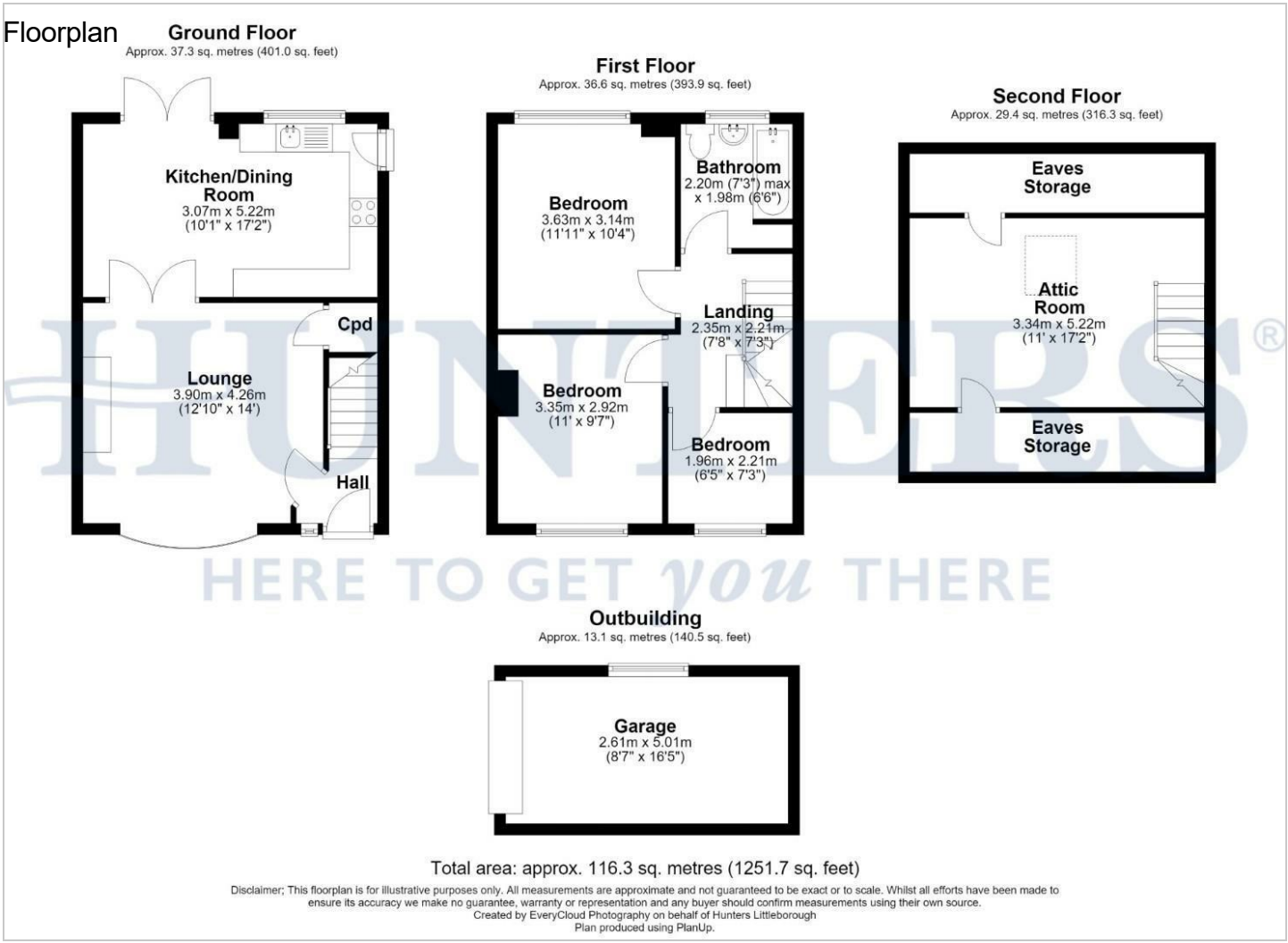
Attic Room
11'0" x 17'2" (3.34m x 5.22m)
The attic room on the second floor is a versatile and spacious area, featuring a large skylight window that floods the room with daylight. An ideal space for additional furniture, storage, or a workspace.

Gardens
Externally, the rear garden offers a pleasant outdoor space with a paved patio area directly accessible from the dining kitchen. The garden extends to a gate leading to the garage. At the front, steps lead to a well-maintained lawn bordered by mature shrubs and trees that provide privacy and greenery.

Garage
8'7" x 16'5" (2.61m x 5.01m)
The garage is a practical outbuilding providing secure parking or storage space. It features a traditional up-and-over door and is easily accessed from the rear garden.

Material Information - Littleborough
Tenure Type; LEASEHOLD
Leasehold Years remaining on lease; 945
Leasehold Annual Ground Rent Amount £16.00
Council Tax Banding; ROCHDALE COUNCIL BAND B

Floorplan



Total area: approx. 116.3 sq. metres (1251.7 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.







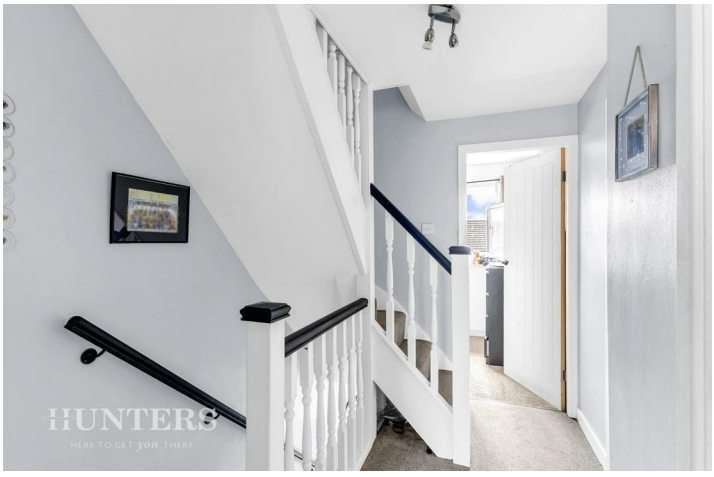








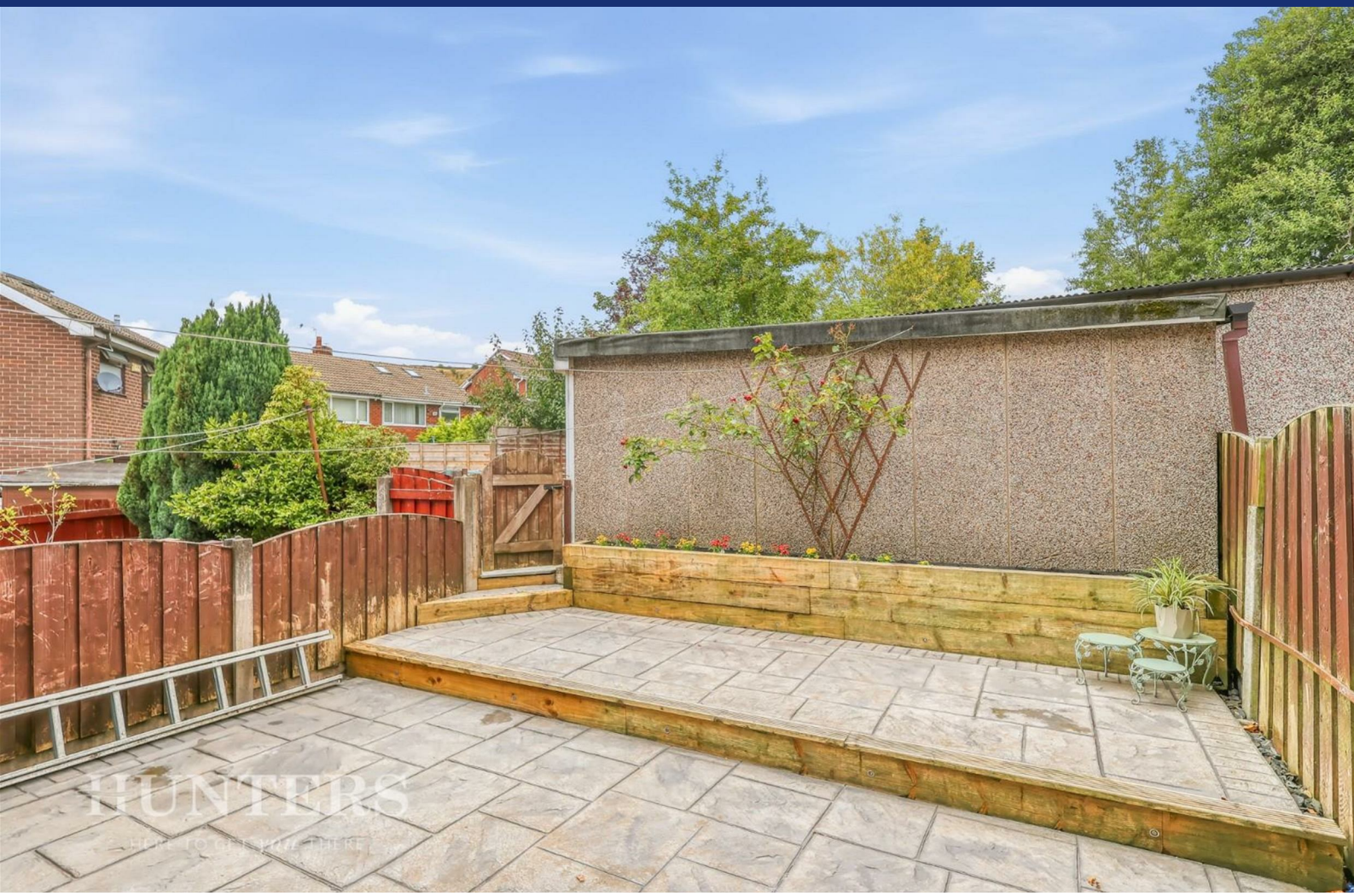




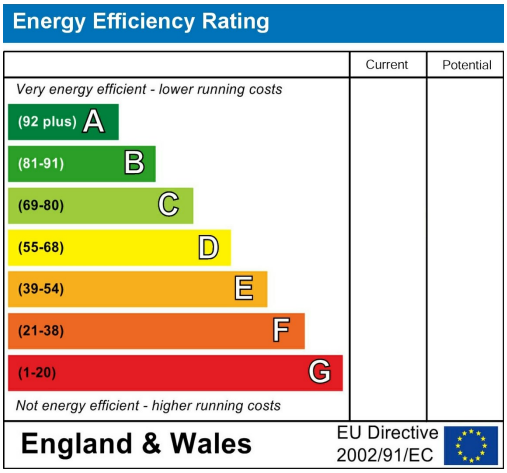


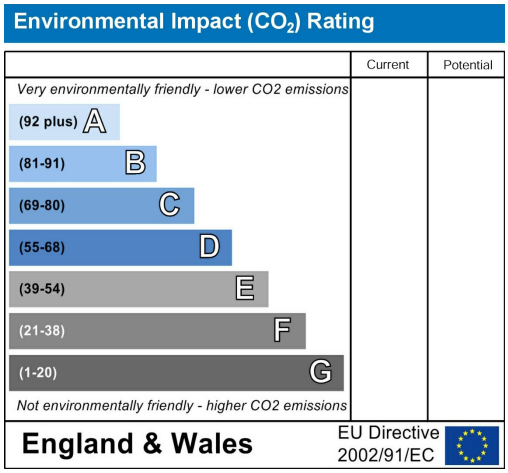






Energy Efficiency Graph





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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