



Ramsden Road, Wardle, OL12 9NT

LARGER THAN AVERAGE TERRACED PROPERTY | 1930s BUILD | CHARACTER FEATURES THROUGHOUT | THREE BEDROOMS PLUS ATTIC | LOCATED IN THE HEART OF WARDLE VILLAGE | GARDENS TO FRONT AND REAR | NO ONWARD CHAIN

Asking Price: **£200,000**



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DESCRIPTION

Everything that you hope a 1930s terraced house has from high ceilings, beautiful coving, tall skirting boards and spacious accommodation, this home has it all and more creating wonderful charm and character throughout. Located centrally in the sought after village of Wardle this deceptively spacious home is being sold with no onward chain and internally the accommodation briefly comprises of a welcoming entrance hall, large lounge, generous size dining room, kitchen, and cellar. To the first floor there are three bedrooms, a family bathroom plus a double attic bedroom to the second floor. Externally the property has an enclosed front garden and to the rear the garden is easy to maintain being fully paved. The property does require some modernisation but offers such a wonderful opportunity for any buyer to purchase one of these properties that very rarely come to the market. Call now to arrange your viewing as we are expecting a high level of demand of interest for this property.



ENTRANCE HALL

As soon as you enter this wide welcoming hallway you are greeted with many original features and the stairs that lead to the first floor landing.

LOUNGE

4.46m x 4.5m

Spacious room with a feature fire place set within the chimney breast adding a lovely focal point to the room, the ceiling has ornate decorative coving and etching with high ceilings and plenty of space for furniture. Windows to the front aspect.

DINING ROOM

4.86m x 4.89m

Generous size second reception room which would make a fantastic kitchen dinner or dining family room. Window out through to the rear conservatory and a fire place within the chimney breast.

KITCHEN

2.79m x 2.89m

A range of base and eye level units with Space for appliances and a sink and drainer with a built in oven with a 5 ring gas hob and window to the rear aspect and a door into the conservatory.

CONSERVATORY

2.79m x 2.89m

Space and plumbing for a washing machine and tumble dryer with doors out to the rear garden

CELLAR

Useful storage facility.

LANDING

None

BEDROOM ONE

4.46m x 3.4m

Spacious double bedroom with fitted wardrobes and a window to the front aspect.

BEDROOM TWO

3.79m x 3.93m

Another fantastic size double bedroom with fitted wardrobes and a walk in wardrobe with a window to the rear aspect.

BEDROOM THREE

3.37m x 2.48m

This third bedroom comes with fitted wardrobes and a window to the front aspect.

BATHROOM

2.79m x 2.73m

A four piece suite with a low level WC, wash hand basin, bath and separate shower. Useful linen cupboard housing the brand new boiler and a window to the rear aspect.

ATTIC ROOM

4.2m x 5.97m

A staircase from the landing takes you into this room which has been used as a bedroom but could also make a home study or a play room. Velux window to the rear aspect.

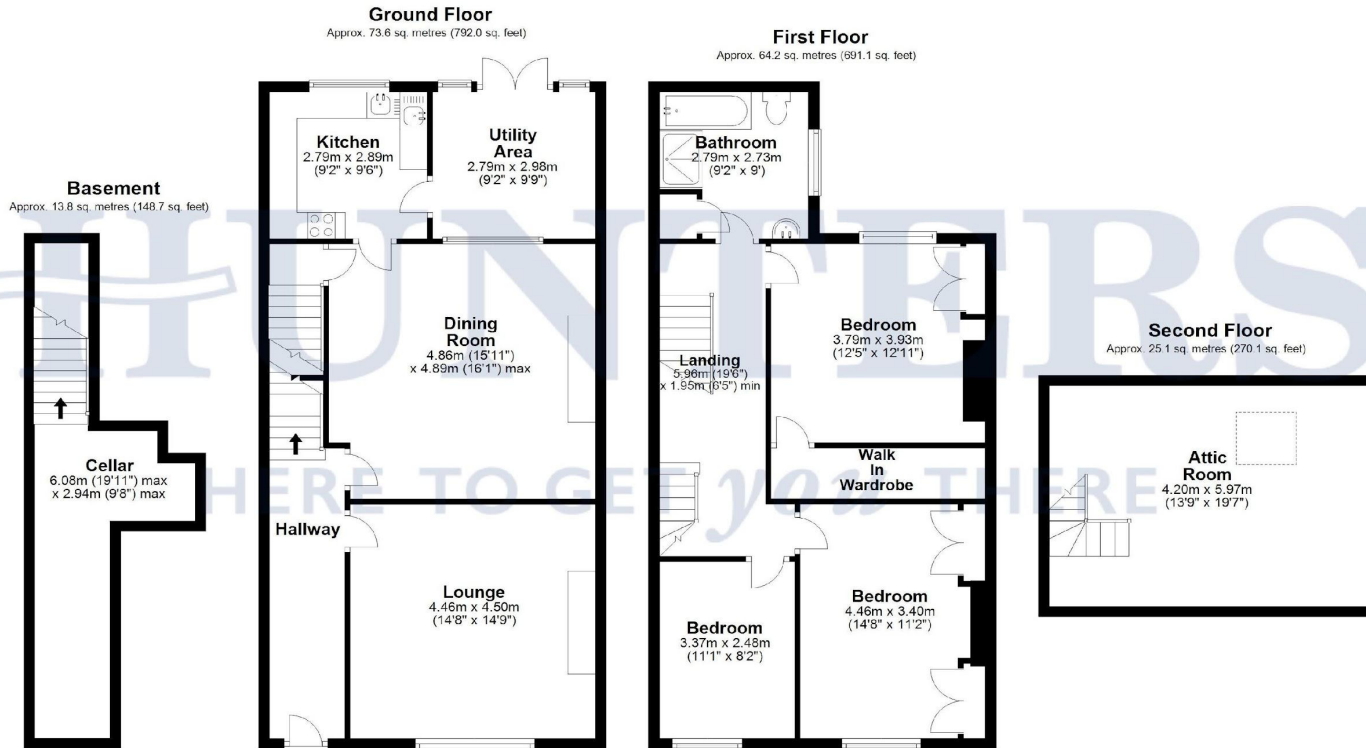
EXTERNAL

And enclosed pretty front garden with a paved path to the front door. To the rear the garden is paved and easy to maintain. The garden is owned by Rochdale council but the sole use is for this property and a fee of £92.50 is paid yearly.



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.



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.
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DISCLAIMER

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.

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 **OPENING HOURS**

Monday- Friday 9am- 5pm, Saturday-
9am- 2pm

