



3 Waterhouse Close

Wardle Rochdale OL12 9LL

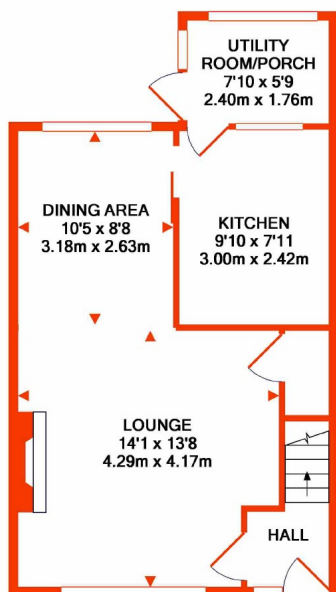
£119,950

- 3 bed townhouse
- Garage & workshop to rear
- Good sized garden; Views
- Well maintained
- Needs some updating
- Close to schools etc

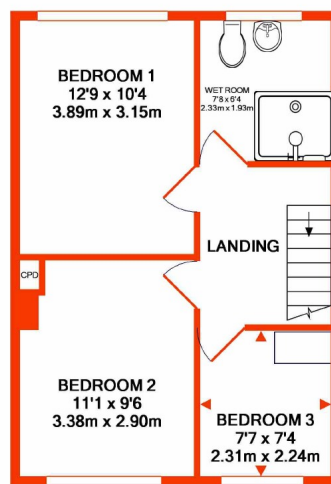
A 3 bedroom mid-townhouse situated on a popular cul-de-sac with open aspects to the rear, good sized garden, workshop and garage. Although in need of general updating, the property has been well maintained and has the benefit of a modern central heating boiler, rewire and uPVC double glazing. Viewing is essential to fully appreciate the location and views. Very convenient for primary and secondary schools, village amenities and beautiful countryside.

The property comprises: entrance hall with staircase to first floor; open plan lounge with dining area having a stone fireplace with open coal effect gas fire and cloaks/storage cupboard under stairs; kitchen with oak style units and integral electric oven and hob; single glazed lean-to utility/porch with plumbing for washing machine and cold water tap; 2 double bedrooms, one with built-in furniture and one with boiler cupboard; single bedroom and "wet room" comprising open shower, WC and washbasin with fully tiled walls. Externally, there are gardens to front and rear with a brick built workshop and a gate leading to the lane at the rear where a brick built garage with electricity can be found.

Leasehold for balance of 999 years subject to ground rent of £15.00 per annum (garage plot freehold); Council Tax Band B; Gas central heating (condensing combi boiler); uPVC double glazed (excluding rear porch).



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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