

**Walk Mill Close, Wardle OL12 9TP**

**Asking Price £185,000**



**ADAMSONS BARTON KENDAL** are delighted to present this immaculate three-bedroom extended terraced property, ideally located in close proximity to Wardle Village. The property is perfectly positioned for families, being close to highly regarded schools such as Wardle High School, local nurseries, and a wide range of amenities. It also offers excellent transport links, with easy access to motorway networks and is just a short distance from Rochdale town centre.

**Viewing Recommended**

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA  
01706 65214 / [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)**

This beautifully presented home has undergone extensive renovations throughout, including brand new internal doors, radiators, tiling, and a stylish front door with canopy, creating a modern and move-in-ready finish.

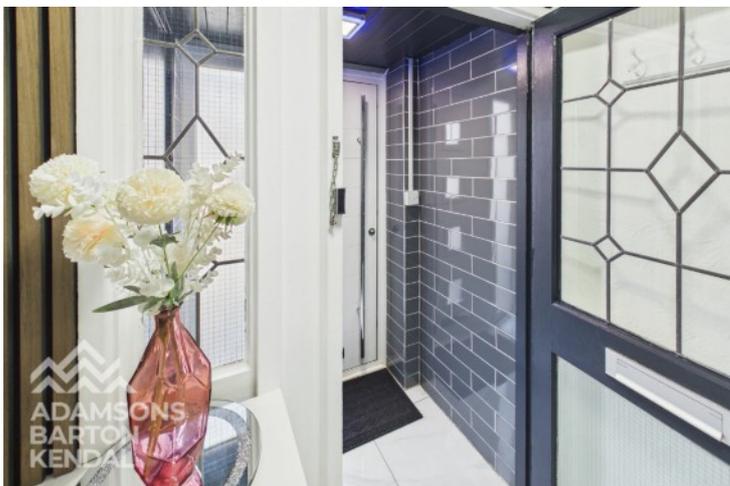
Upon entering, the property benefits from a useful entrance porch with storage, leading into a welcoming hallway. The kitchen is a standout feature—modern and thoughtfully designed with a large breakfast bar, perfect for family living and entertaining. It boasts high-quality fitted appliances including Hotpoint microwave, ovens and grill, as well as an integrated Neff fridge freezer. A unique stained glass window adds character and charm, leading through to the main living space.

The spacious living room features a stylish panelled media wall with floating units, LED lighting, and an electric fireplace, creating a contemporary yet cosy atmosphere. The property has been extended to the rear to provide an additional sitting room, complete with patio doors opening onto the garden and skylight windows allowing for plenty of natural light. This versatile space also benefits from a beautifully designed media wall with fireplace, making it ideal as a second lounge, playroom, or family room.

To the first floor are three well-proportioned bedrooms, including a generous master bedroom, a further double, and a single room. The family bathroom is finished to a high standard, comprising a vanity sink unit, WC, and bath with overhead shower and glass screen.

Externally, the property offers a raised decking area to the rear—perfect for outdoor seating and entertaining—along with a driveway to the front.

Presented to an exceptional standard throughout, this is a true turn-key home, ideal for first-time buyers or families looking for a property where no further work is required.







## Additional Information

Council Tax Band - A

Energy Performance Cert - TBC

Tenure - Freehold

**Awaiting Floorplan & EPC**

w - [abkproperty.co.uk](http://abkproperty.co.uk)

e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

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