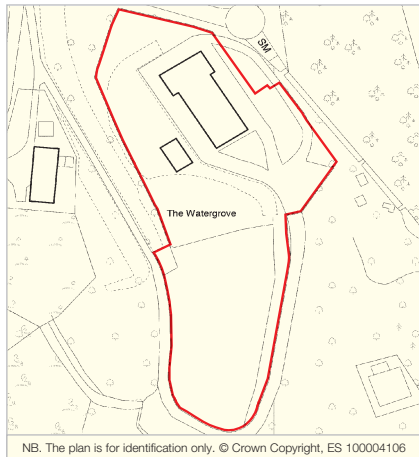


**Wardle**  
The Watergrove Manor,  
Lower House Lane,  
Lancashire  
OL12 9PL

- **A Virtual Freehold Detached Refurbished Six Bedroom House**
- With Indoor Swimming Pool and Gym
- Together with Cinema Room and Detached Garage
- GIA Extending to Approximately 1,016.65 sq m (10,943.13 sq ft)
- Site Area Approximately 0.876 Hectares (2.164 Acres)

## Vacant Possession



## To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 1.15 – 2.15 p.m. These are open viewing times with no need to register.  
(Ref: MW).

**Seller's Solicitor**

Messrs HSK Solicitors LLP (Ref: K Landa).  
Tel: 0161 795 4818.  
Email: kim.landa@hsksolitors.co.uk

## VACANT – Freehold House



## Tenure

Virtual Freehold. The property is held on 2 separate leases for a term of 999 years from 15th December 2006 and 21st December 2007 at a peppercorn ground rent.

## Location

The property is situated on the north side of Lower House Lane, to the west of Wardle. A range of local shops and amenities can be found within Wardle approximately 2 miles to the east. Rochdale is located 1.5 miles to the south and provides further and more extensive facilities. Communications are afforded by Rochdale Rail Station, providing access to Manchester Victoria in approximately 20 minutes. The M2 motorway is located to the south of the property and provides access to both London and Canterbury. The M62 is 3 miles to the south of the property and provides access to both Leeds and Manchester.

### Description

The property comprises a detached house arranged over ground and three upper floors.

The property benefits from a garage to the rear and landscaped gardens. For further details and more internal pictures please see [www.wardlem.co.uk](http://www.wardlem.co.uk)

## Accommodation

**Ground Floor** – Hall, Two Reception Rooms, Kitchen/Diner, WC, Reception Room, Bedroom, Kitchen, Bathroom, Swimming Pool area with WC and Wet Room

**First Floor** – Three Bedrooms each with en-suite WC and Shower Room, Gym, Storage Room

**Second Floor** – Two Bedrooms with walk-in wardrobe and en-suite WC and Shower

**Third Floor** – Store Room and excess storage space

Approximate Gross Internal Area – 1,016.65 sq m (10,943.13 sq ft)

Garage Building – 71 sq m (774 sq ft)

**Site Area Approximately 0.876 Hectares (2.164 Acres)**

NB. Measurements provided by the Vendor.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allisop.co.uk](http://www.allisop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.





These photos were taken in August 2014