



8 Rushmount Oldham, OL2 7QJ

Delightful true bungalow, perfectly positioned on a tranquil cul-de-sac in the highly sought-after High Crompton area. Step into the entrance hall, To the right, you'll find a modern bathroom with contemporary fittings. The large bedroom provides a restful retreat, while the generous lounge area is perfect for unwinding or entertaining guests. The well-appointed kitchen boasts ample storage and counter space for all your culinary needs. Basking in natural light, the beautiful conservatory offers far-reaching views and is an ideal spot for morning coffee or evening relaxation. Externally, the lovely gardens are meticulously maintained, providing a serene outdoor space to sit, relax, and enjoy the fresh air. Additional storage is available with the nearby garage. Situated in a quiet cul-de-sac, this property offers peace and privacy while being close to local amenities and bus routes. High Crompton is a vibrant community with everything you need just a short distance away. With vacant possession, this home is ready for you to move in without delay. Freshly painted and featuring brand-new carpets throughout, it exudes a fresh, modern feel. Don't miss this opportunity to own a charming bungalow in a prime location. Contact us today to arrange a viewing and see for yourself all that this wonderful property has to offer!



Semi detached true bungalow

Front and rear gardens

Conservatory

NO CHAIN

Modern kitchen

Fitted bathroom

Garage

Freshly decorated

£179,500

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Lounge 12' 4" x 12' 3" (3.77m x 3.73m)

Large lounge with feature fireplace.

Kitchen 6' 9" x 11' 1" (2.07m x 3.39m)

Modern cream fitted base and wall cabinets with wood effect worktops. Slot in cooker and plumbed for automatic washing machine. Door to conservatory.

Conservatory 7' 10" x 7' 5" (2.38m x 2.25m)

Conservatory overlooking the garden and views beyond. Door to the garden. Vinyl flooring.

Bathroom 5' 10" x 4' 9" (1.78m x 1.46m)

Panel bath with shower above. Built in vanity units with sink and w/c. Tiled walls.

Bedroom 13' 2" x 9' 11" (4.02m x 3.02m)

Large bedroom to the rear of the property. Storage cupboard housing the combi boiler. Access to the loft.

Garage

Standard garage located off a private lane nearby with security barriers over the entrance. Currently used for storage only.

Rear Garden

Well maintained lawn and surrounding shrubs. New fencing to make the space secure and a gate to provide access to the front of the property. Timber built shed and patio area for sitting out.

Front garden

Well established garden with mature plants and shrubs. A stepped path with 2 handrails to guide you to the front door. Bin store.

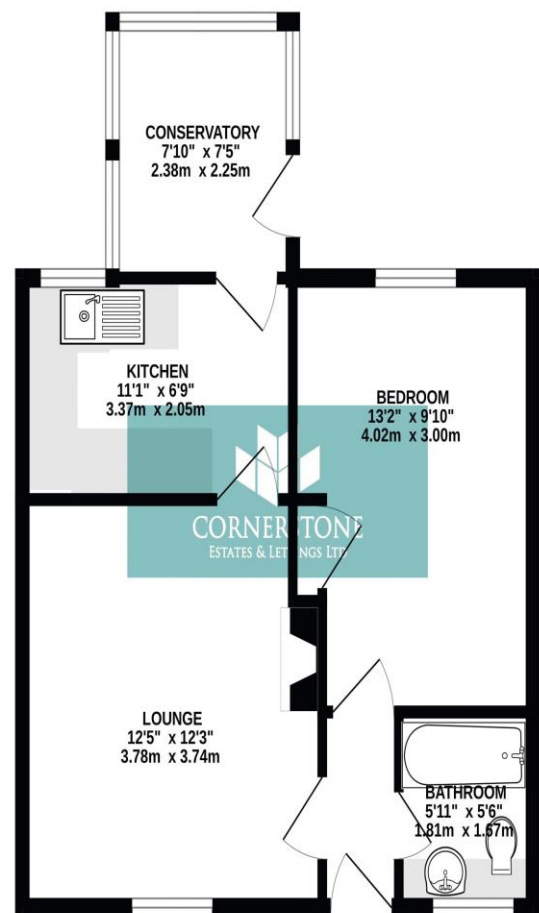
Tenure

Leasehold with 937 years remaining and a ground rent of £4 pa.

Council tax

Band B

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency can be given.
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