



38 Clough Road Oldham, OL2 8QD

Nestled in a peaceful cul-de-sac, this charming three-bedroom family home offers stunning open-field views to the rear and excellent potential for further development. The ground floor features a welcoming entrance hall, a spacious lounge open to the dining area, and a delightful country-style wood kitchen leading to a bright conservatory—an ideal spot to unwind while enjoying the garden and picturesque surroundings. The property also benefits from an integral garage. Upstairs, there are three well-proportioned bedrooms, a three-piece family bathroom, and a separate W/C. Many homes in this sought-after location have been enhanced to maximise space and value. The integral garage offers exciting development opportunities—convert it into a fourth ground-floor bedroom with an en-suite or utility room, or extend above to create a luxurious master suite with a dressing room and balcony. Externally, the property boasts front and rear gardens and a driveway accommodating two or more cars. Conveniently located just a short walk from Shaw's tram station and a range of local amenities.



Scope for further development

3 bedrooms

Garage

4 piece bathroom

£299,995

Views over open fields

3 reception rooms

Fitted kitchen

Driveway

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Lounge 15' 4" x 10' 10" (4.67m x 3.30m)
Lounge with large front window, feature fireplace and open to the dining room.

Dining Room 10' 9" x 7' 4" (3.28m x 2.24m)
Open to the lounge with views over the garden and fields beyond.

Entrance Hall
Stairs to the first floor. Under stairs storage.

Kitchen 10' 7" x 7' 0" (3.22m x 2.14m)
Solid wooden country-style cabinets painted in a soft green. Wooden counter tops. Range cooker and integrated fridge and freezer

Conservatory 9' 0" x 8' 1" (2.74m x 2.47m)
Conservatory with patio door leading out to the garden. Radiator and light.

Integral Garage 17' 7" x 9' 1" (5.36m x 2.76m)
Integral garage with up and over garage door and window to the side. Plumbed for automatic washing machine. Space for Fridge freezer and tumble dryer. This is a very versatile space for someone who wants to extend to create a further reception room, a ground floor bedroom or to build on top to increase the full square footage of the building.

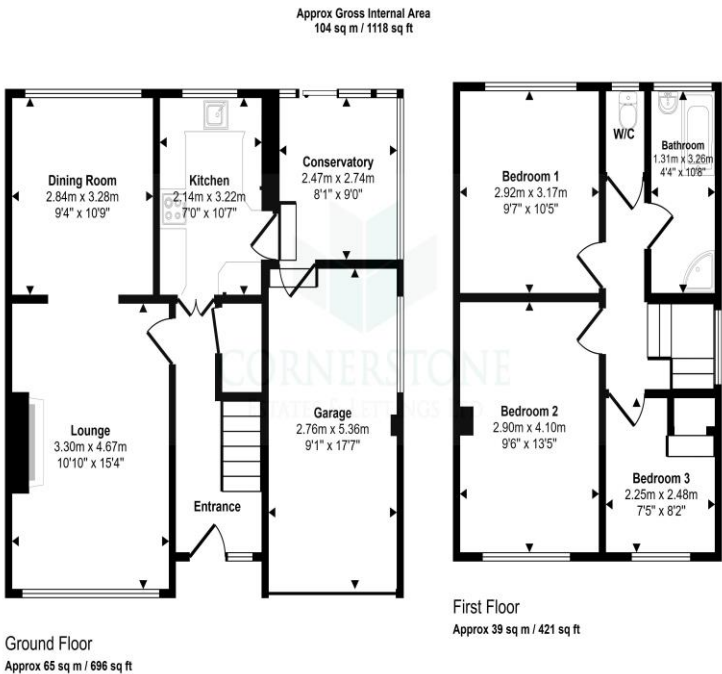
Bedroom 1 10' 5" x 9' 7" (3.17m x 2.92m)
To the rear elevation with views over fields.

Bedroom 2 13' 5" x 9' 6" (4.10m x 2.90m)
Double bedroom the front elevation.

Bedroom 3 8' 2" x 7' 5" (2.48m x 2.25m)
single bedroom to the front elevation

Family Bathroom 10' 8" x 4' 4" (3.26m x 1.31m)
Panel bath, wash hand basin, corner shower. Tiled walls

W/C
Low level w/c. Window.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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