



32 Hillside Avenue Oldham, OL2 8HR

Immaculately presented Freehold detached property, that offers stylish flexible living with a host of contemporary features with a layout designed for comfort and functionality. Entrance hall with fitted hanging space for cloaks and robes. Step into the spacious lounge, flooded with natural light from a bay window and enhanced by a charming log burner-perfect for cozy winter evenings. The heart of the home is a stunning modern fitted german kitchen featuring sleek dove grey gloss units, a boiling water tap, and integrated appliances including a fridge freezer dishwasher, and a double oven with an induction hob, all set atop luxury karndean flooring. The property boasts three bedrooms - two good size doubles and a third single



Detached

Gas central heating

Garage with power and light.

Piv system providing fresh filtered air and

Immaculately presented

Three bedrooms (one currently used as utility)

Recently installed combination boiler.

Enclosed low maintenance garden.

Offers in Excess of £375,000

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Lounge 12' 3" x 16' 8" (3.73m x 5.08m)
spacious lounge with Corner log burner.Wall mounted slatted cupboards for useful storage.

Kitchen/Diner 10' 9" x 15' 1" (3.27m x 4.59m)
Beautiful grey gloss german kitchen units. LVT flooring, Tiled full splashbacks with a Franke boil tap. Generous dining area.under counter lighting.

Bathroom 10' 11" x 5' 9" (3.32m x 1.75m)
Stylish mono theme with white 4 oiece suite. Double walk in shower, with overhead black shower waterfall. Fitted storage sink unit. Fully tiled walls.

Bedroom 1 10' 2" x 13' 7" (3.10m x 4.14m)
good sized room with plenty of quality fitted wardrobes and cupboards, with a handy dressing table with drawer, all with fitted integral furniture baskets etc. Rear aspect overlooking the garden.

Bedroom 2 10' 11" x 10' 8" (3.32m x 3.25m)
Very pleasant front aspect room with relaxing decor, and 6 door robes with integral fitted furniture.

Bed 3/utility 10' 4" x 5' 7" (3.15m x 1.70m)
This good sized single room is currently being used as a utility, as it is plumbed for a washer. Easily turned back into a 3rd bedroom with very little effort if needed.

En-suite
En suite with half tiled walls , previously had a corner shower but current owners took the shower out to allow more storage space. The white two piece suite consists of a low level WC and a hand basin housed in a storage unit.

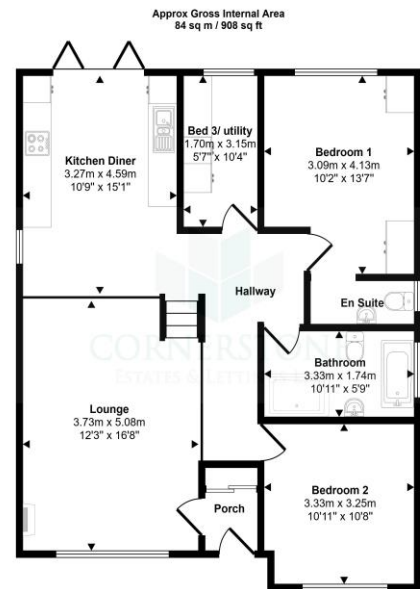
summerhouse
Fully insulated with electric and cushion flooring.

Rear Garden
Large patio area and a large artificial lawned area.Man made waterfall with enclosed pond. Large summerhouse with attached shed.

loft area
Large loft area that is boarded and has light.

Garage

Good sized Garage with up and over door and power. Fitted units for storage and workplace.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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