



5 Wendlebury Green

Oldham, OL2 6SL

This lovely property is situated at the end of a quiet cul-de-sac with open views to the front and side. Inside, a welcoming entrance hall leads to a bright lounge and an impressive orangery overlooking the walled garden. The ground floor also offers a fourth bedroom/home office with a guest w/c, perfect for those who need versatile living options. The kitchen with dining area in the extension forms the heart of the home. Upstairs, the master bedroom benefits from an en suite, while a further double bedroom and a single bedroom with a newly installed modern family bathroom. Externally, the property features a driveway leading to a garage with a side door into the garden. The front garden is landscaped with real presence. Families will especially appreciate the home's setting: directly by open fields with a playground where children can play safely in view.



Detached property

4 bedrooms

Master en suite

Modern fitted bathroom

Fitted kitchen

Beautiful orangery

Garage

Open aspect to the front

£375,000

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Offers Over £375,000

Entrance Hall 6' 6" x 2' 9" (1.98m x 0.85m)

Entrance Hall 5' 11" x 14' 5" (1.81m x 4.39m)

Lounge 10' 7" x 17' 11" (3.22m x 5.47m)

Feature fireplace. Access to the Orangerie / sun room via patio doors.

Sun room 8' 6" x 12' 6" (2.60m x 3.81m)

Great additional reception room for use all year round. Attractive lantern skylight. French doors leading to the garden.

Kitchen 9' 3" x 8' 5" (2.82m x 2.57m)

Fitted with a range of base and wall cabinets with wooden worktops. The cabinets have been extended into the dining room to create extra working space. Range cooker. Plumbed for automatic washing machine. Integrated fridge freezer. Rear porch

Dining Room 9' 3" x 12' 2" (2.81m x 3.72m)

Open from the kitchen, this room has dual aspect windows and cabinets to match the kitchen.

W/c 6' 1" x 3' 4" (1.85m x 1.01m)

Vanity wash basin. W/C.

Bedroom 4 9' 5" x 9' 0" (2.86m x 2.74m)

Currently being used as a home office, this room is ideal as a guest room or additional bedroom for someone who needs ground floor accommodation.

Master bedroom 12' 3" x 9' 3" (3.74m x 2.82m)

To the front elevation. access to the en suite w/c

En-suite 3' 6" x 8' 4" (1.07m x 2.53m)

Vanity wash basin and w/c with tiled walls in a modern finish. Chrome heated towel rail. Window.

Bedroom 2 10' 8" x 9' 9" (3.25m x 2.97m)

Double bedroom with fitted wardrobes.

Bedroom 3 7' 10" x 8' 2" (2.40m x 2.50m)

Fitted wardrobe with sliding mirrored doors

Family Bathroom 5' 5" x 8' 3" (1.65m x 2.52m)

Recently installed bathroom. Panel bath with shower above and glass screen. Half pedestal wash basin. W/C. Decorative heated towel rail. Modern tiles to the walls and flooring.

Garage

The detached garage has a side door and window which leads to the enclosed garden.

Garden

Walled garden with gated access to the driveway and side door to garage. Paved patio and lawned area - perfect for entertaining or relaxing.

Council Tax

Band D



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.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

5 Wendlebury Green
Royton
OLDHAM
OL2 6SL

Energy rating

C

Valid until:

9 September 2035

Certificate number:

0119-3054-9201-4415-5200

Property type

Detached house

Total floor area

111 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		