



Penwell Fold
Oldham, OL1 2UB

Guide Price £275,000

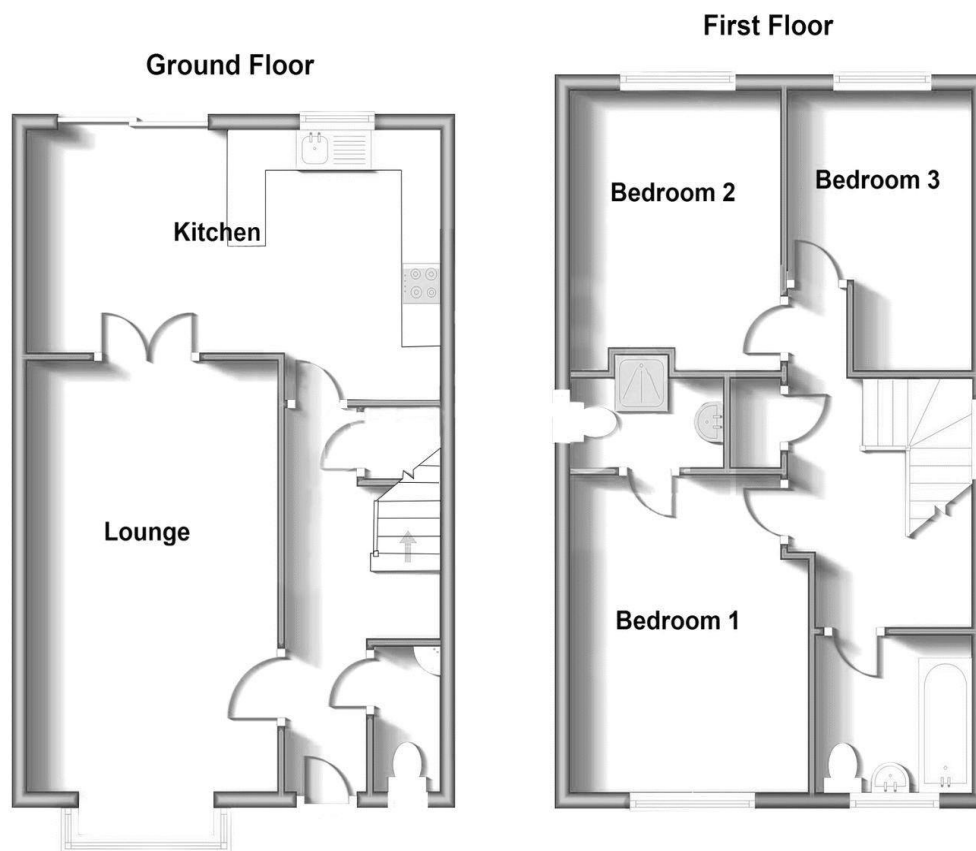
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MAIN FEATURES:

- Well Presented Detached House
- Fitted Kitchen/Diner
- Lounge
- Master Bedroom with En-suite & Two Further Bedrooms
- Family Bathroom/WC
- Tiered Rear Garden
- Off Road Parking

This well-presented detached home on Penwell Fold, offering an excellent opportunity for families or couples seeking comfort, space, and convenience in a highly regarded residential setting. Tucked away in a peaceful cul-de-sac, the property enjoys a welcoming community atmosphere while remaining close to excellent local amenities. The accommodation comprises a bright cosy lounge, a practical downstairs cloakroom, and a spacious fitted kitchen/diner ideal for both everyday living and entertaining. Upstairs, the master bedroom benefits from its own en-suite, while two further generously sized bedrooms and a modern family bathroom/WC complete the layout. Externally, the house features off-road parking to the front and a tiered rear garden with both patio and lawned areas, providing a perfect blend of functionality and outdoor relaxation. Added benefits include gas central heating and double glazing, ensuring comfort and energy efficiency. The location is particularly appealing, being within walking distance of the Royal Oldham Hospital, and only a short drive to Oldham and Royton town centres. Families will appreciate the selection of excellent primary and secondary schools nearby, while commuters enjoy strong transport links and easy motorway access. With green spaces close at hand and a welcoming residential feel, this property combines modern living with a convenient lifestyle.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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