



Rosary Road
Oldham, OL8 2SJ

Offers over £180,000

This charming three-bedroom mid-terrace property is located in the sought-after Fitton Hill area of Oldham, offering excellent access to local schools, amenities, and transport links. Residents will enjoy easy access to both Oldham and Ashton Town Centres and proximity to the scenic Daisy Nook Country Park, perfect for leisurely walks and outdoor activities.

The well-presented property features a spacious lounge/diner with elegant French doors that open to the rear garden, creating a seamless indoor-outdoor flow ideal for entertaining or relaxing. The modern kitchen, equipped with ample storage and workspace, also boasts French doors leading to the front, enhancing the bright and airy feel of the home. Upstairs, the property offers three comfortable bedrooms, each providing a peaceful retreat. The family bathroom is stylishly designed, offering both functionality and comfort. Outside, the property benefits from a private driveway at the front, providing convenient off-road parking. The enclosed garden at the rear is a true highlight, featuring a paved patio seating area perfect for al fresco dining, as well as a good-sized lawn ideal for children to play or for gardening enthusiasts.

This delightful ready to move into property combines comfort, style, and convenience, making it an ideal family home and an exceptional opportunity not to be missed. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

Door to front, stairs leading to first floor, doors leading to:

Lounge/Diner 19'9" x 11'9" (6.02m x 3.59m)

Double glazed window to front, two radiators, double glazed French doors leading out to rear garden, door leading to:

Kitchen 19'9" x 9'1" (6.02m x 2.76m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, plumbing for washing machine, space for fridge/freezer space for tumble dryer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, double glazed French doors leading out to front, door leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 11'1" x 12'0" (3.38m x 3.66m)

Double glazed window to front, radiator, door to storage cupboard.

Bedroom 2 8'4" x 14'6" (2.55m x 4.42m)

Double glazed window to rear, radiator.

Bedroom 3 10'6" x 6'9" (3.20m x 2.07m)

Double glazed window to front, radiator.

Bathroom 5'5" x 7'4" (1.66m x 2.24m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, two double glazed windows to rear, heated towel rail.

OUTSIDE

Driveway to the front of the property providing convenient off road parking. Enclosed garden to the rear with paved patio seating area and lawn.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the

necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

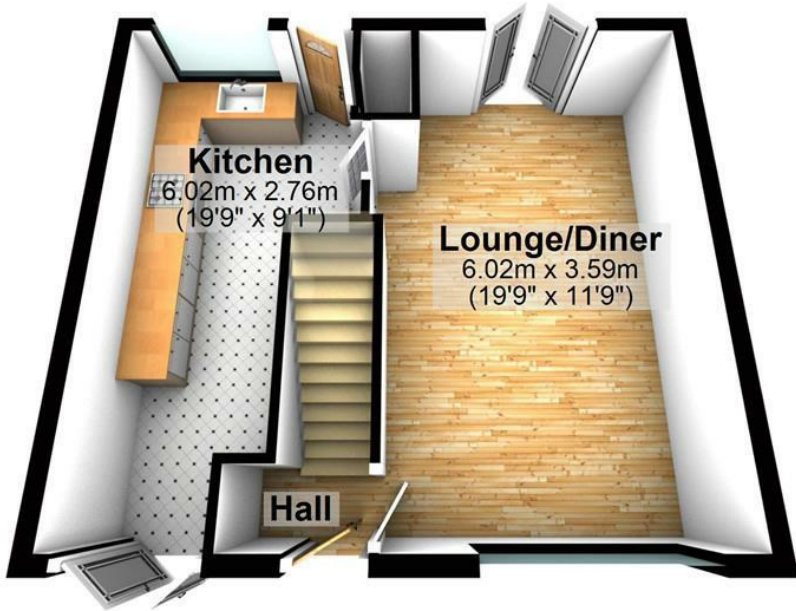
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

WWW.HOMEEA.CO.UK

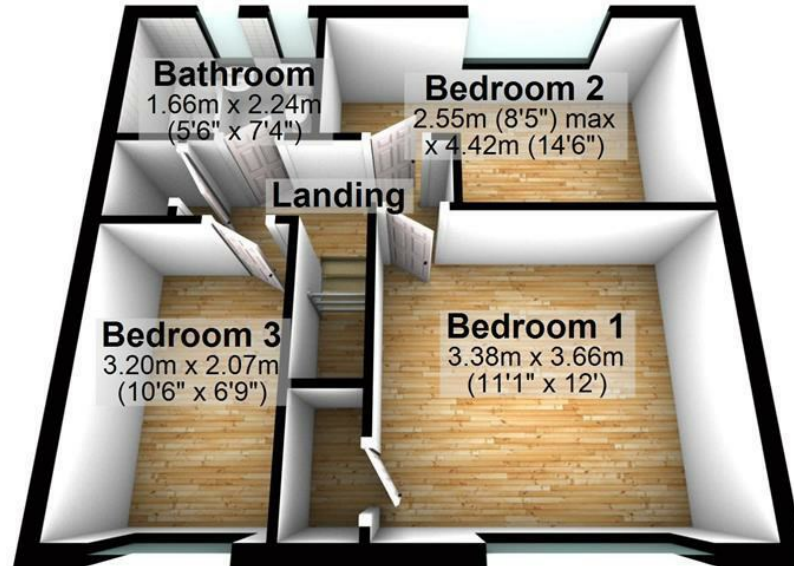





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 