



Church Road  
Oldham, OL3 6EL

Offers over £425,000



There's no agent like home

This beautifully presented three-bedroom elevated semi-detached property, offered with no vendor chain, is located in the highly desirable Uppermill area, known for its picturesque surroundings and vibrant community. Situated on a substantial garden plot, the home is set back from the road, providing a sense of privacy and tranquility, yet it remains conveniently close to essential amenities.

The property's prime location is ideal for families, with well-regarded schools nearby, and the charming village of Uppermill just a short walk away. The village offers a variety of independent shops, inviting restaurants, and cozy cafes, ensuring a lively social scene right on your doorstep. For those who enjoy the outdoors, the property is perfectly positioned with easy access to stunning countryside walks and the breathtaking landscapes of the Peak District National Park, ideal for weekend adventures or peaceful evening strolls.

Inside, the ground floor features a hallway that leads to a spacious dining room, open-plan to a comfortable lounge. This area is perfect for entertaining or family gatherings, with natural light pouring in from the adjoining conservatory. While the kitchen provides ample storage, catering to all your culinary needs. Ascending to the first floor, you'll find three well-proportioned bedrooms and a family bathroom.

Externally, the property shines with its well-maintained front garden, featuring a neat lawn bordered by mature shrubs. The rear garden is a private oasis, fully enclosed and thoughtfully landscaped. A paved patio area is perfect for outdoor dining or entertaining, while stone steps lead to an elevated lawn area and another paved area.

Additionally, the property benefits from a detached garage and a driveway to the rear, offering parking and extra storage space.

**\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Hallway

Door to side, double glazed window to side, radiator, stairs leading to first floor, doors leading to:

### Dining Room 9'5" x 12'0" (2.87m x 3.66m)

Two double glazed windows to front, radiator, open plan to:

### Lounge 15'6" x 11'10" (4.72m x 3.60m)

Double glazed window to front, feature fireplace with inset fire, radiator, double glazed sliding patio door leading to conservatory.

### Kitchen 7'0" x 13'8" (2.14m x 4.16m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, two double glazed windows to rear, double glazed window to side, radiator, door leading to:

### Conservatory 11'8" x 10'11" (3.56m x 3.33m)

Double glazed window to side, double glazed windows to rear, radiator, double glazed French doors leading out to rear garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1 15'7" x 11'9" (4.74m x 3.57m)

Double glazed window to front, double glazed window to side, radiator.

### Bedroom 2 9'3" x 11'10" (2.83m x 3.60m)

Double glazed window to front, radiator, fitted wardrobes.

### Bedroom 3 6'11" x 13'4" (2.11m x 4.07m)

Double glazed window to rear, radiator, fitted wardrobes.

### Bathroom 5'8" x 10'2" (1.73m x 3.10m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

## OUTSIDE

Lawned garden to the front of the property with planted borders. Enclosed garden to the rear with paved patio seating areas and lawn area. Detached garage and driveway to the rear.

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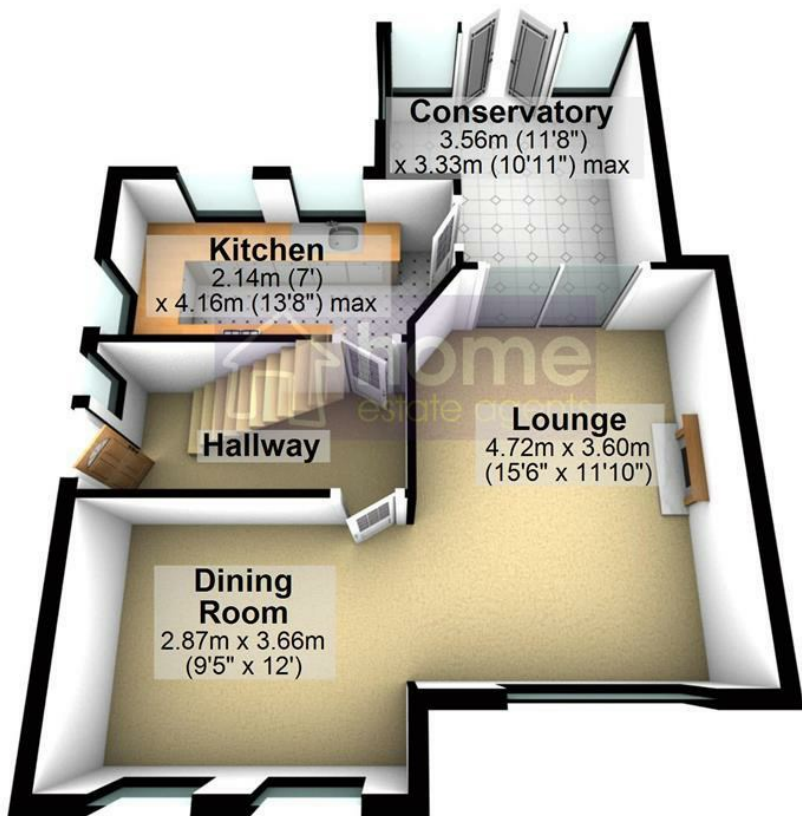
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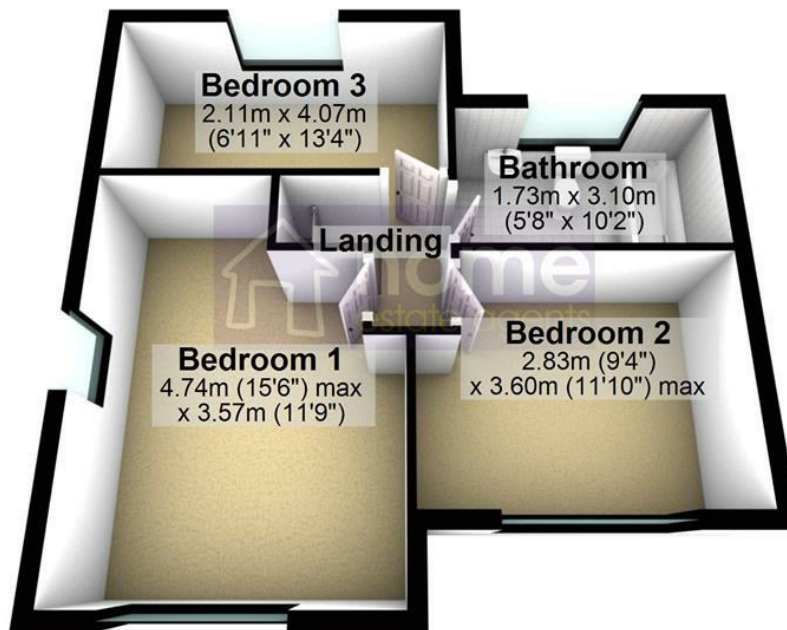




### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC