



Maltby Court, Oldham, OL4 5EB

Offers over £425,000

A stunning and spacious four-bedroom detached family home, perfectly positioned in a quiet and highly desirable cul-de-sac in Lees. This property combines generous living spaces with modern design, making it an ideal choice for families seeking comfort and convenience. Situated within easy reach of Lees and Saddleworth, it offers excellent access to local shops, well-regarded schools, and reliable transport links. For those who enjoy the outdoors, Hartshead Pike is just a short distance away, providing the perfect setting for picturesque walks and breathtaking views of the surrounding countryside.

The ground floor welcomes you with an entrance hall leading to the lounge, perfect for relaxation or entertaining guests. The heart of the home is the contemporary kitchen/diner, which flows seamlessly into a spacious sunroom bathed in natural light. French doors open from the sunroom onto the rear garden, creating a seamless indoor-outdoor living experience. Practicality is further enhanced with a separate utility room and a convenient downstairs WC.

On the first floor, you'll find four generously sized bedrooms, ensuring ample space for the entire family. The master bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a beautifully finished family bathroom.

Externally, the property is equally impressive. The front features a well-maintained lawn and a double driveway leading to an integral garage, providing ample parking and storage. To the rear, the enclosed garden offers a private oasis, with a spacious patio area ideal for al fresco dining or entertaining, and a well-kept lawn perfect for children to play or relaxing in the sun.

This home is designed to meet the needs of modern family life while being surrounded by a peaceful and friendly community. A must-see property that ticks all the boxes for location, space, and lifestyle.



GROUND FLOOR

Entrance Hall

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

Lounge

13'1" x 12'6" (3.98m x 3.81m)

Double glazed bay window to front, radiator, double doors leading to:

Kitchen/Diner

9'6" x 19'0" (2.89m x 5.80m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, tiled splashbacks, space for fridge/freezer, built-in wine fridge, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading to utility, open plan to:

Dining Room

13'3" x 9'0" (4.04m x 2.74m)

Double glazed window to rear, two double glazed full length windows to side, double glazed French door leading out to rear garden.

Utility Room

9'7" x 5'4" (2.91m x 1.63m)

Fitted with a base unit with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for tumble dryer, double glazed window to side, radiator, door leading to garage, door leading out to side, door leading to:

WC

Two piece suite comprising, vanity wash hand basin and low-level WC, radiator, double glazed window to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

12'7" x 12'7" (3.84m x 3.84m)

Double glazed window to front, radiator, door leading to:

En-suite

Three piece suite comprising vanity wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to front, heated towel rail.

Bedroom 2

13'5" x 8'7" (4.09m x 2.62m)

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

Bedroom 3

9'11" x 9'0" (3.02m x 2.74m)

Double glazed window to rear, radiator.

Bedroom 4

10'8" x 7'8" (3.25m x 2.34m)

Double glazed window to rear, radiator.

Bathroom

6'10" x 7'6" (2.09m x 2.29m)

Three piece suite comprising bath with hand shower attachment, wall mounted wash hand basin and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Lawned garden to the front and double driveway leading to the integral garage. Enclosed garden to the rear with good sized paved patio area and lawn.

Garage

13'4" x 8'7" (4.07m x 2.62m)

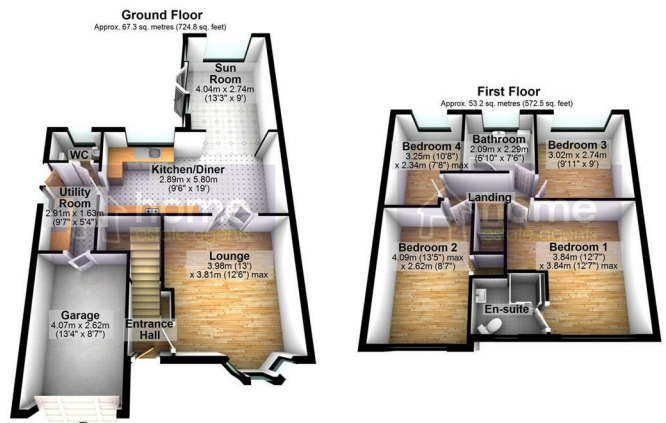
Up and over door to the front, door to the rear.

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.

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Total area: approx. 120.5 sq. metres (1297.3 sq. feet)

