



Stamford Road, Oldham, OL4 3NB

Offers over £240,000

This spacious and thoughtfully designed three-bedroom semi-detached home offers versatile living across three floors, making it an ideal choice for families. Situated in a sought-after area of Lees, it is within walking distance of Lees village, where a variety of shops, schools, bars, and restaurants can be found. The property is also conveniently located for enjoying the scenic countryside, with Strinesdale Country Park, Uppermill village, and picturesque walking trails just a short distance away. Excellent transport links provide easy access to Oldham Town Centre and surrounding areas.

Upon entering, the ground floor welcomes you with a bright and airy porch leading into the lounge, perfect for relaxation and entertaining. The kitchen/dining room is well-appointed with ample storage and workspace, creating a fantastic hub for family meals and gatherings.

The lower ground floor offers a versatile layout with a generously sized family room, a practical utility room, additional storage space, and a convenient WC. This level provides flexibility home office, or additional living space as required.

On the first floor, there are three well-proportioned bedrooms, each offering comfort and natural light, along with a contemporary family bathroom fitted to a high standard.

Externally, the property boasts a driveway to the front, providing off-road parking. To the rear, you'll find an enclosed garden that offers a paved patio, a decked seating area, and a low-maintenance artificial lawn, creating a perfect outdoor space for relaxation and entertaining.

With its generous living space and prime location, this stunning home is perfect for families looking for comfort, convenience, and easy access to both urban amenities and beautiful countryside.



GROUND FLOOR

Porch

Door to front, double glazed windows to sides, door leading to:

Hall

Radiator, stairs leading to first floor, door leading to stairs down to lower ground floor, doors leading to:

Lounge

13'0" x 13'0" (3.96m x 3.95m)

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

Kitchen/Dining Room

8'11" x 19'9" (2.72m x 6.01m)

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, built-in oven, built-in hob with extractor hood over, two double glazed windows to rear, radiator.

LOWER GROUND FLOOR

Hall

Radiator, doors leading to:

Family Room

12'10" x 10'7" (3.91m x 3.22m)

Double glazed window to rear, radiator.

Utility

9'2" x 11'7" (2.79m x 3.53m)

Plumbing for washing machine, space for tumble dryer, window to rear, door leading out to rear garden.

WC

Two piece suite comprising, vanity wash hand basin and low-level WC, tiled splashbacks, heated towel rail.

Storage

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

12'11" x 12'8" (3.93m x 3.85m)

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

Bedroom 2

9'4" x 11'4" (2.84m x 3.46m)

Double glazed window to rear, radiator.

Bedroom 3

7'5" x 9'6" (2.26m x 2.90m)

Double glazed window to front, radiator.

Bathroom

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

OUTSIDE

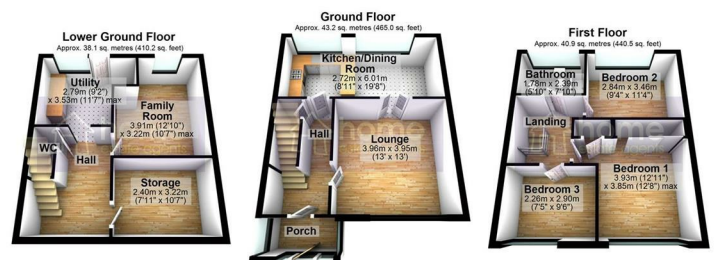
Block paved driveway to the front and gravelled garden area with gate leading round to rear. Enclosed garden to the rear with paved patio, decked seating area and artificial lawn.

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.HOMEAA.CO.UK



Total area: approx. 122.2 sq. metres (1315.6 sq. feet)

