



Station Road, Oldham, OL4 5SF

Offers over £350,000

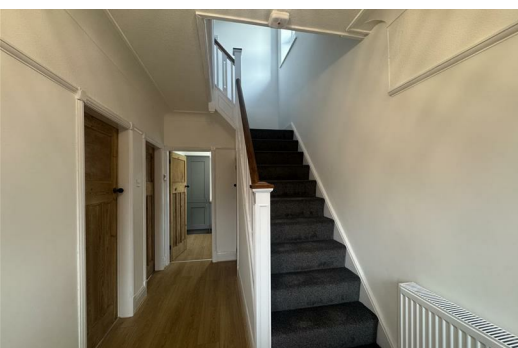
This beautifully presented and modernised three-bedroom family home offers spacious living, extended to the rear, and is available with no vendor chain. Situated in the highly sought-after residential area of Grotton, it is perfectly positioned close to local amenities, Grotton Park, and within easy reach of Oldham Town Centre, the charming Saddleworth villages, and a variety of scenic countryside walks.

Stepping inside, the welcoming hallway leads to a well-proportioned lounge, ideal for relaxing and entertaining. The modern kitchen with feature Island unit is thoughtfully designed and opens into a stunning open-plan family room, flooded with natural light from ceiling skylights and enhanced by French doors that lead directly into the rear garden, creating a seamless indoor-outdoor living experience. A practical utility room completes the ground floor layout, offering additional storage and convenience.

Upstairs, the first floor boasts three generous bedrooms, all beautifully presented, and a contemporary four-piece family bathroom featuring a separate shower and bathtub, perfect for unwinding after a long day.

Externally, the property benefits from an attractive front garden with defined sections, complemented by sleeper borders. A tarmac driveway at the side provides ample off-road parking. The rear garden is fully enclosed, offering a retreat with a paved patio area, ideal for outdoor dining and entertaining, while steps lead up to a neatly maintained lawn, providing a perfect space for children to play or for relaxing in the warmer months.

With its stylish interior, spacious layout, and sought-after location, this impressive family home is ready to move into and offers everything needed for modern family living. ****Viewing Highly Recommended****



GROUND FLOOR

Hallway

Door to front, two double glazed windows to front, radiator, stairs leading to first floor, doors leading to:

Lounge

12'1" x 12'0" (3.69m x 3.66m)

Double glazed bay window to front, radiator.

Kitchen

12'4" x 12'0" (3.76m x 3.66m)

Fitted with a matching range of base and eye level units with worktop space over, matching island unit, 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, radiator, open plan to:

Family Room

8'8" x 17'3" (2.63m x 5.25m)

Three ceiling skylights, two double glazed windows to rear, radiator, double glazed French doors leading out to rear garden.

Utility Room

8'4" x 7'0" (2.53m x 2.13m)

Fitted with a matching range of base units, inset sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer, two double glazed windows to side.

WC

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

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 1

12'4" x 12'0" (3.76m x 3.67m)

Double glazed window to rear, radiator.

Bedroom 2

10'6" x 12'0" (3.20m x 3.67m)

Double glazed window to front, radiator.

Bedroom 3

9'5" x 7'0" (2.87m x 2.13m)

Double glazed window to front, radiator.

Bathroom

7'6" x 6'9" (2.29m x 2.06m)

Four piece suite comprising panelled bath, vanity wash hand basin, shower enclosure and low-level WC, part tiled walls, heated towel rail, double glazed window to rear.

OUTSIDE

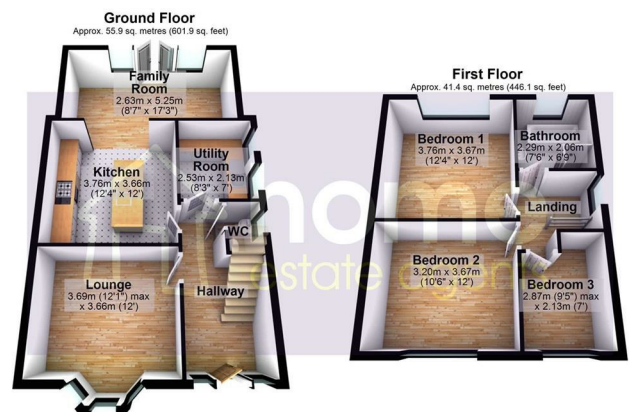
Lawned garden to the front, sleeper step leading up to tarmac area. Tarmac driveway to the side. Enclosed garden to the rear with paved patio and well maintained lawn area.

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. 97.4 sq. metres (1048.0 sq. feet)

