



## Gladstone Terrace Road, Oldham, OL3 7HF

**Offers over £235,000**

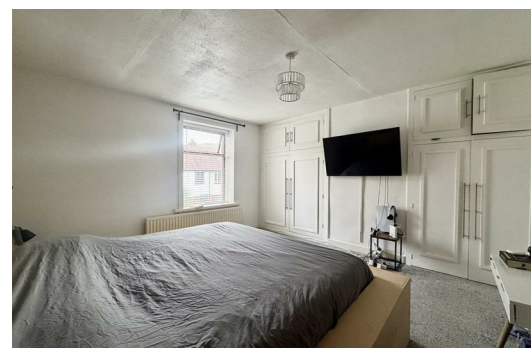
This charming two-bedroom mid-terrace property is ideally situated in a quiet and friendly area of Greenfield, offering a perfect blend of village charm and everyday convenience. Just a short stroll away lies the heart of the picturesque village, where you'll find a range of local amenities including shops, inviting cafés, and well-regarded primary schools—making it an ideal location for couples, small families, or professionals alike.

The property enjoys excellent transport links, with Greenfield train station within easy walking distance, providing direct access to Manchester and surrounding areas—perfect for commuters. For those who love the outdoors, the location also offers easy access to scenic countryside walks and rolling hills, making it a haven for hikers, dog walkers, and nature lovers.

Inside, the home is well-proportioned and thoughtfully laid out. The ground floor features an entrance vestibule that opens into a cosy yet spacious lounge, ideal for relaxing or entertaining. The kitchen/diner at the rear offers ample space for cooking and dining, with potential to add your own personal touch.

Upstairs, you'll find two generous double bedrooms, both offering comfortable living space, along with a family bathroom. The property also benefits from a forecourt garden to the front, while to the rear is a communal courtyard—providing a peaceful outdoor area to enjoy in the warmer months.

This well-presented home offers a fantastic opportunity to enjoy the best of village living with excellent access to the city and countryside. Whether you're stepping onto the property ladder or looking for a well-located retreat, this property ticks all the boxes. **\*\*Viewing Highly Recommended\*\***





## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge

14'10" x 14'10" (4.52m x 4.52m)

Double glazed window to front, feature stone fireplace, door leading to:

### Kitchen

12'0" x 14'10" (3.66m x 4.52m)

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, double glazed window to rear, radiator, stairs leading to first floor, door leading to:

### Rear Porch

Double glazed window to rear, door leading out to rear.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

14'10" x 14'10" (4.52m x 4.52m)

Double glazed window to front, radiator, built in cupboards.

### Bedroom 2

12'0" x 8'7" (3.66m x 2.62m)

Double glazed window to rear, radiator.

### Bathroom

7'0" x 5'11" (2.14m x 1.80m)

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

## OUTSIDE

Forecourt garden to the front.

## 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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