



Brookway
Oldham, OL4 5BE

Offers over £275,000



There's no agent like home

This beautifully presented three-bedroom semi-detached home is ideally located in the highly sought-after residential area of Lees. Perfectly positioned close to local schools, shops, and everyday amenities, it also boasts excellent transport links, providing easy access to both Oldham town centre and the charming village of Uppermill. For those who enjoy outdoor leisure, Cockfields Farm Park and Hartshead Pike are just a short drive away, offering family-friendly activities, scenic walks, and breathtaking countryside views.

The property offers spacious and versatile living accommodation throughout, ideal for growing families or those seeking extra space to work from home. The ground floor welcomes you with an entrance hallway that leads into a generously sized lounge, perfect for relaxing or entertaining guests. The contemporary kitchen/diner is well equipped and tastefully finished, flowing seamlessly into a conservatory that brings in an abundance of natural light and provides an ideal dining or second sitting area. Also on the ground floor is a handy utility room, a downstairs WC, and a versatile third bedroom that could also serve as a home office or guest room.

Upstairs, the property continues to impress with two well-proportioned bedrooms, including a spacious master bedroom complete with a luxurious full-sized en-suite bathroom. A modern family shower room serves the second bedroom, offering convenience and style in equal measure.

Externally, the home features a smart block-paved driveway to the front, offering ample off-road parking. To the rear, a private and enclosed garden has been beautifully landscaped with low-maintenance artificial lawn and a decked seating area—perfect for enjoying the sunshine or hosting summer gatherings.

This property offers the perfect blend of comfort, practicality, and location. A wonderful opportunity not to be missed!



GROUND FLOOR

Hallway

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

Lounge 14'6" x 11'6" (4.43m x 3.51m)
Double glazed bay window to front, radiator.

Kitchen/Diner 11'6" x 17'2" (3.51m x 5.23m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, integrated fridge/freezer, integrated dishwasher, built-in eye level oven, built-in hob with extractor hood over, radiator, double glazed patio door leading to:

Conservatory 9'0" x 13'7" (2.74m x 4.14m)
Double glazed windows to sides, double glazed French door leading out to rear garden.

Utility Room 5'0" x 5'0" (1.52m x 1.52m)
Plumbing for washing machine, space for tumble dryer, wall mounted boiler, door leading to:

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

Bedroom 3 8'6" x 10'8" (2.59m x 3.24m)
Double glazed window to front, radiator.

FIRST FLOOR

Landing
Door to storage cupboard, doors leading to:

Bedroom 1 10'0" x 14'0" (3.06m x 4.27m)
Double glazed window to rear, radiator, door leading to:

En-suite Bathroom 10'0" x 5'10" (3.06m x 1.78m)
Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

Bedroom 2 8'11" x 8'9" (2.73m x 2.67m)
Double glazed window to front, open plan to walk-in wardrobe.

Shower Room 8'5" x 6'6" (2.57m x 1.98m)

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

OUTSIDE

Block paved driveway to the front providing ample off road parking. Enclosed low maintenance garden to the rear with artificial lawn and raised decking areas.

DISCLAIMER

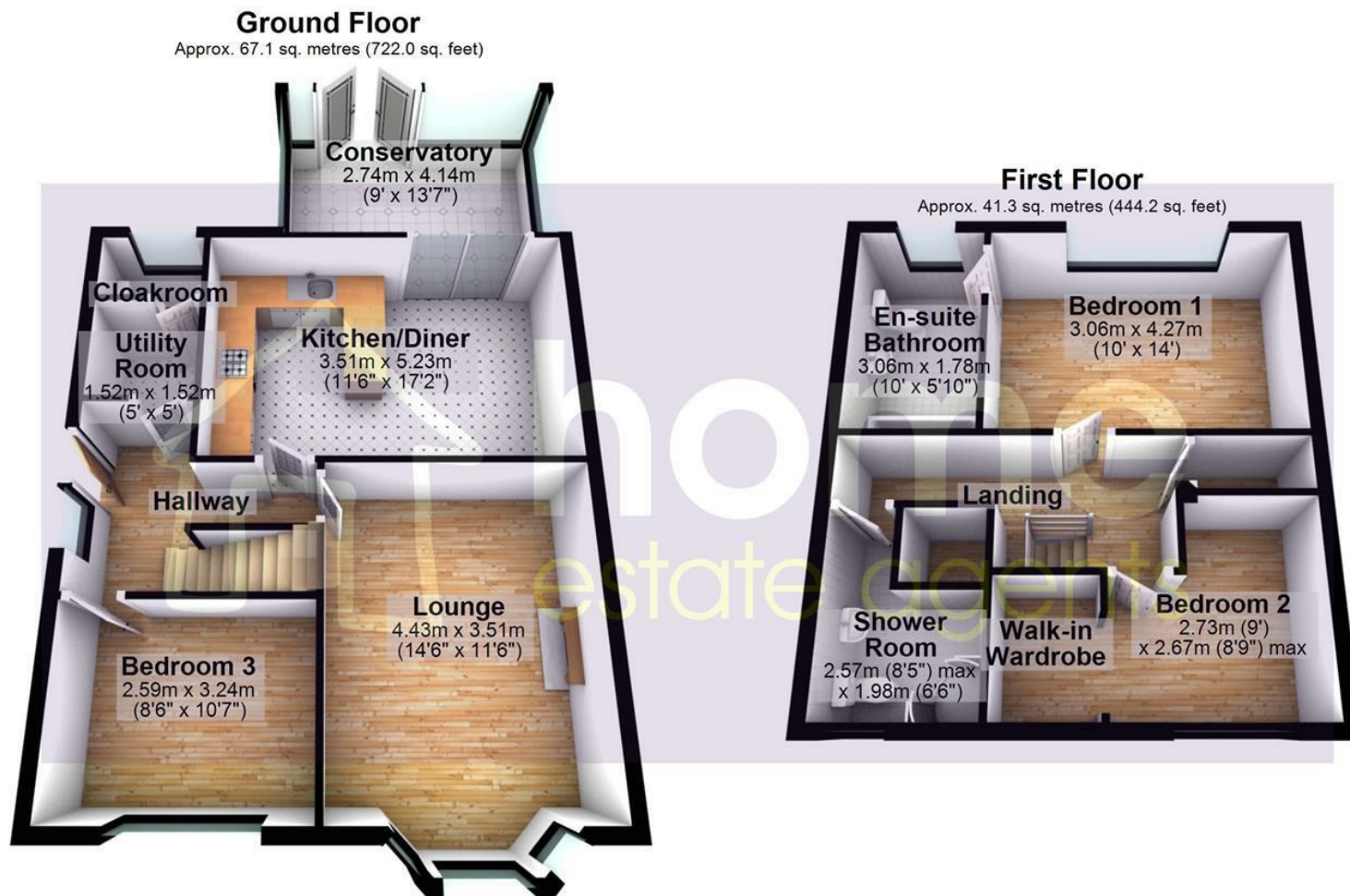
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC