



Stonelands Way, Oldham, OL4 5SU

Offers over £499,950

A beautifully presented and spacious four-bedroom detached family home, ideally positioned on a quiet cul-de-sac within a highly sought-after residential development in Grotton. This superb home offers the perfect blend of peaceful surroundings and convenient access to local amenities, schools, and excellent transport links. With open countryside right on the doorstep, it provides a wonderful lifestyle opportunity for those who enjoy scenic walks, nature trails, and outdoor activities.

The accommodation is well planned for modern family living. Upon entering, you are welcomed by a bright and airy hallway with access to a convenient downstairs WC. There is a separate dining room, ideal for family meals or entertaining guests, and a spacious kitchen/breakfast room with ample storage and worktop space, perfect for busy family life. The generous lounge provides a comfortable space to relax, featuring a charming log burner and French doors that open into the conservatory, which overlooks the rear garden and offers a versatile additional living space that can be enjoyed all year round.

To the first floor, there are four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room. A stylish and modern family shower room serves the remaining bedrooms.

The property also benefits from a fitted alarm system and CCTV, offering added security and peace of mind.

Externally, the property is equally impressive. The front offers a neat lawned garden and a double block-paved driveway providing ample off-road parking and leading to an integral garage with utility area. To the rear, the enclosed garden is beautifully maintained, featuring a spacious block-paved patio perfect for outdoor dining and entertaining, lawned areas for children to play, and mature planted borders that create a private and attractive outdoor retreat.

This is a fantastic opportunity to acquire a much-loved family home in a prime location. Early viewing is highly recommended.



GROUND FLOOR

Hallway

Door to front, radiator, stairs leading to first floor, door leading to garage, doors leading to:

WC

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

Dining Room

10'2" x 9'6" (3.11m x 2.89m)

Double glazed box window to front, radiator.

Kitchen/Breakfast Room

15'9" x 9'6" (4.80m x 2.89m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, Neff integrated appliances - integrated fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to rear, door leading out to side.

Lounge

11'11" x 15'6" (3.63m x 4.73m)

Double glazed box window to rear, feature inglenook fireplace with log burner, radiator, double doors leading to:

Conservatory

10'10" x 11'6" (3.31m x 3.51m)

Double glazed windows to sides, radiator, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

12'9" x 13'7" (3.88m x 4.15m)

Two double glazed windows to front, radiator, fitted wardrobes, door leading to:

En-suite

Three piece suite comprising vanity wash hand basin, shower area and low-level WC, tiled walls, double glazed window to front, radiator.

Bedroom 2

11'0" x 8'6" (3.35m x 2.60m)

Double glazed window to front, radiator, fitted wardrobes.

Bedroom 3

11'0" x 10'5" (3.35m x 3.18m)

Double glazed window to rear, radiator, fitted wardrobes.

Bedroom 4

8'10" x 8'6" (2.68m x 2.60m)

Double glazed window to rear, radiator.

Shower Room

5'9" x 6'9" (1.75m x 2.05m)

Three piece suite comprising large walk-in shower area, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE

Lawned garden to the front with double block paved driveway leading to the integral garage. Enclosed garden to the rear with block paved patio, lawn areas with mature planted borders.

Garage/Utility

16'6" x 8'6" (5.04m x 2.60m)

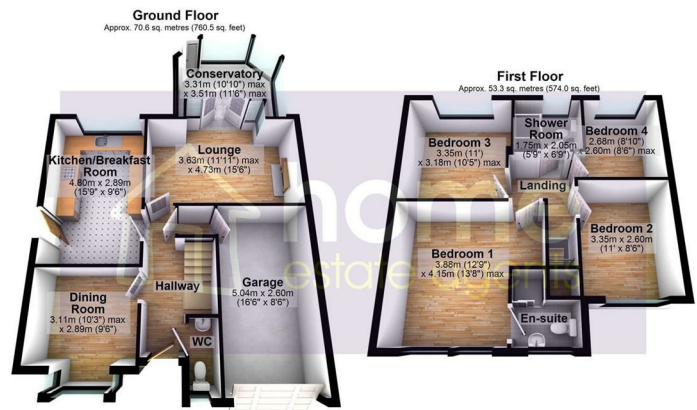
Up and over electric door to front, access door to rear, utility area with plumbing for washing machine and space for tumble dryer, with Welsh Quarry tiled flooring.

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. 124.0 sq. metres (1334.4 sq. feet)

