

HUNTERS[®]

HERE TO GET *you* THERE



Leith Place

Oldham, OL8 3WG

Offers Over £365,000



- POPULAR LOCATION
- 4 BEDROOMS
- GAS CENTRAL HEATING
- DRIVE & GARAGE
- BAR

- DETACHED FAMILY HOME
- EN-SUITE
- UPVC DOUBLE GLAZING
- REAR GARDEN
- EPC RATING D

Tel: 0161 669 4833

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Situated in a quite cul-de-sac location this spacious detached family home. The internal accommodation comprises entrance hallway, lounge, dining room, kitchen, guest wc, 4 bedrooms (en-suite to master) and family bathroom. The property also benefits from gas central heating and Upvc double glazing. Externally there is a drive to the front leading to integral garage, enclosed garden to the rear with patio, artificial grass, large garden room.

Entrance Hallway

Upvc entrance door, radiator.

Guest WC

Low level wc, wash hand basin. Radiator, Upvc double glazed window.

Lounge

12'9" x 10'5" (3.9m x 3.2m)

Fire with feature surround, Upvc double glazed window, radiator.

Dining Room

9'6" x 8'2" (2.9m x 2.5m)

Upvc double glazed window, radiator.

Kitchen

12'1" x 8'10" (3.7m x 2.7m)

Fitted wall and base units with work surfaces and tiled splashback, range cooker with extractor fan. Radiator, Upvc double glazed window, radiator, door leading to rear garden.

Bedroom 1

12'9" x 9'2" (3.9m x 2.8m)

Upvc double glazed window, radiator.

Bedroom 2

21'3" x 8'10" (6.5m x 2.7m)

Built in storage, Upvc double glazed window, radiator.

En-Suite

Shower enclosure, low level wc and wash hand basin.

Radiator, Upvc double glazed window.

Bedroom 3

8'10" x 8'6" (2.7m x 2.6m)

Upvc double glazed window, radiator.

Bedroom 4

9'2" x 6'6" (2.8m x 2.0m)

Upvc double glazed window, radiator.

Bathroom

3 piece suite comprising bath, pedestal wash hand basin and low level wc. Radiator, Upvc double glazed window.

Exteranlly

Double driveway to the front with enclosed garden to the rear which is ideal for relaxing with family or friends using the large bar shed, patio area.

Garden Room

Spacious purpose built with Upvc double glazed windows and doors. Fitted out with bar, power and lighting. This is a great space for entertaining or working from home as it would make a wonderful home office space.

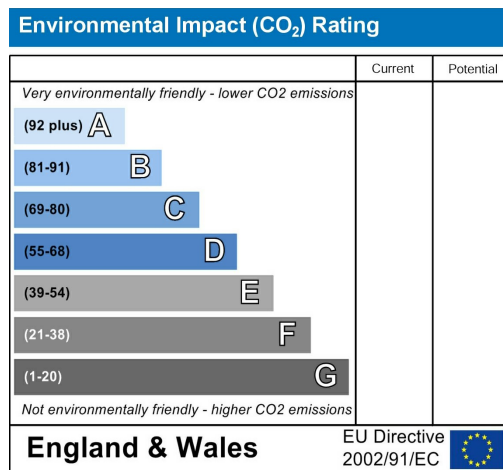
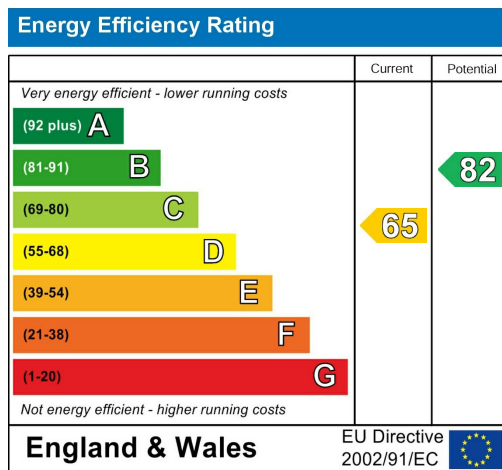
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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