

HUNTERS[®]

HERE TO GET *you* THERE



Manor Road

Oldham, OL4 1RQ

Offers Over £450,000



- LARGE DETACHED BUNGALOW
- 2 LARGE RECEPTIONS
- CONSERVATORY
- UPVC DOUBLE GLAZING
- LARGE REAR GARDEN

- 5 BEDROOMS
- 2 BATHROOMS
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- EPC RATING D

Tel: 0161 669 4833

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Situated in an elevated position this substantial Detached bungalow which offers great family accommodation and has been well maintained throughout. The internal accommodation comprises entrance hallway, 2 large reception rooms, dining space, fitted kitchen, conservatory, bathroom and 2 bedrooms on the ground floor with 3 further bedrooms and shower room on the 1st floor. The property also benefits from gas central heating and Upvc double glazing. Externally there is off road parking to the front and large enclosed garden to the rear.
EPC Rating D

Entrance Hallway

Upvc entrance door, radiator.

Lounge

23'7" x 13'1" (7.2m x 4.0m)

2 x Upvc double glazed bay windows, 2 x radiators.
inset ceiling spot lights.

Family Room

24'11" x 14'9" (7.6m x 4.5m)

Upvc double glazed bay window to the front, Upvc double glazed windows to the side. 2 x Radiators.

Kitchen

15'8" x 11'1" (4.8m x 3.4m)

Fitted wall and base units with work surfaces and splashback. Centre island, 5 ring gas hob, electric oven and integrated microwave. Upvc double glazed window and door, radiator.

Dining Area

9'10" x 8'2" (3.0m x 2.5m)

Upvc doors leading to conservatory, stairs to first floor landing.

Bathroom

7'6" x 4'11" (2.3m x 1.5m)

Situated on the ground floor comprising jaccuzzi corner bath, low level wc and wash hand basin. Upvc double glazed window, radiator.

Conservatory

15'5" x 13'5" (4.7m x 4.1m)

Tiled floor, Upvc double glazed window, French doors leading to rear garden.

Inner Hallway

Pvc wall panelling, radiator, door leading to side.

Guest Room 1

12'1" x 11'5" (3.7m x 3.5m)

Fitted wardrobes, Upvc double glazed window, radiator.

Guest Room 2

11'5" x 9'6" (3.5m x 2.9m)

Upvc double glazed window, radiator.

Landing

Velux roof window, Eaves storage.

Bedroom 1

18'4" x 14'9" (5.6m x 4.5m)

Upvc double glazed windows, radiator, fitted wardrobes.

Bedroom 2

18'4" x 9'10" (5.6m x 3.0m)

Upvc double glazed windows, radiator.

Bedroom 3

9'6" x 7'6" (2.9m x 2.3m)

Upvc double glazed window, radiator.

Shower Room

Shower enclosure, wash hand basin and low level wc. Wall and floor tiles, radiator, Velux roof window.

Externally

Pattern imprinted concrete driveway to the front and large enclosed garden to the rear.

Material Information - Oldham

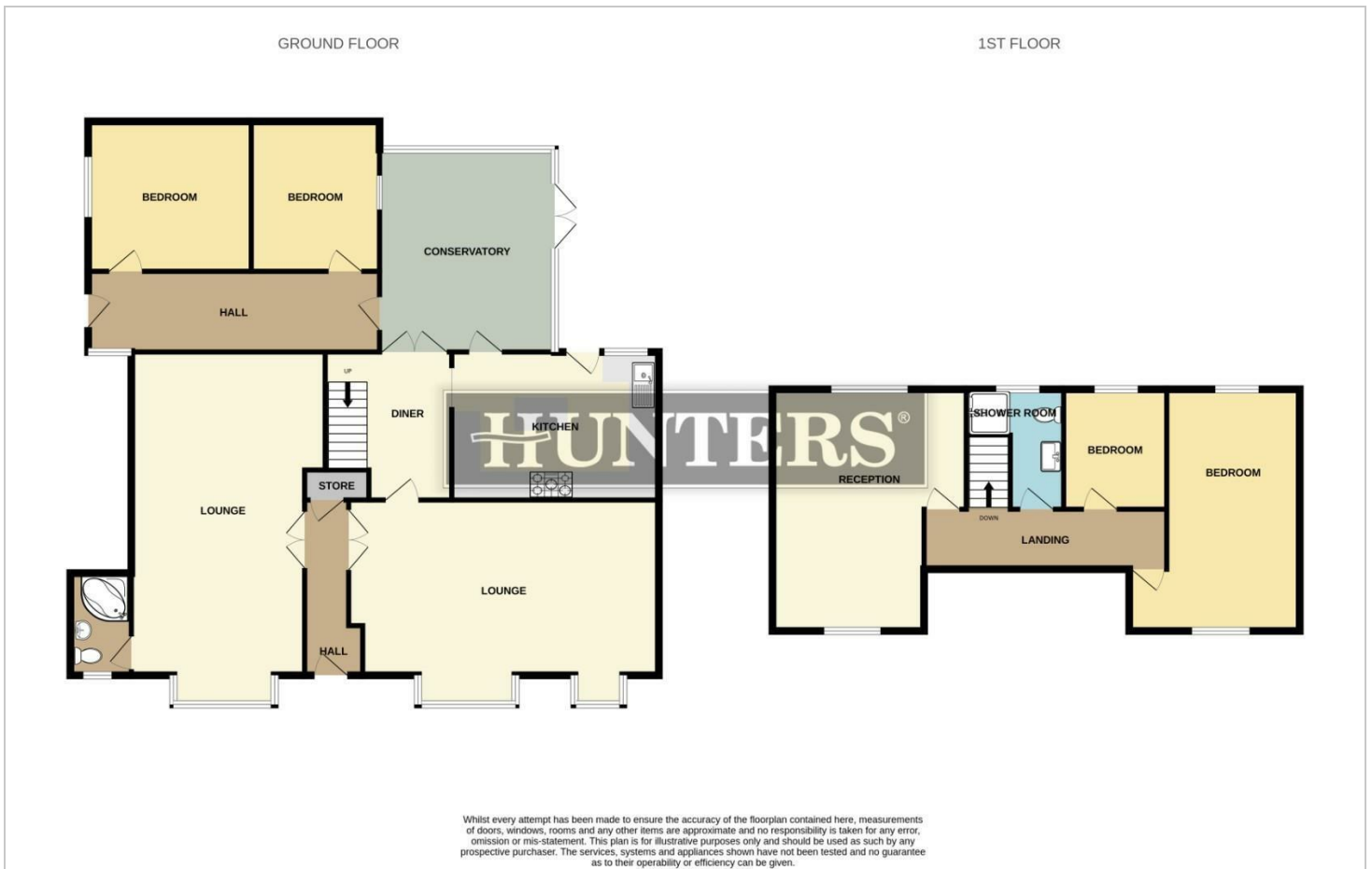
Tenure Type; Leasehold

Leasehold Years remaining on lease; 905

Leasehold Ground Rent Amount, £4.40

Council Tax Banding; B

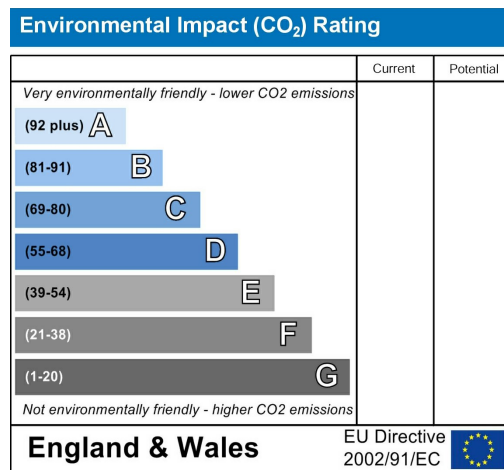
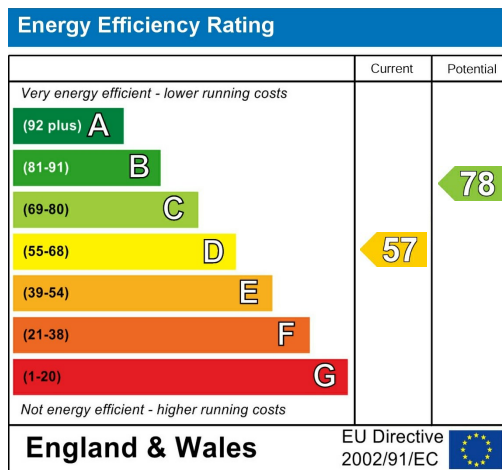
Floorplan







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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