

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## North Nook

Austerlands, Oldham, OL4 3QR

Offers Over £500,000



- SOUGHT AFTER LOCATION
- FAMILY BATHROOM PLUS 2 ENSUITE'S
- GAS CENTRAL HEATING
- DOUBLE GARAGE
- OPEN ASPECT VIEWS

- SPACIOUS 4 BED DETACHED
- MODERN FITTED KITCHEN
- UPVC DOUBLE GLAZING
- SPACIOUS GARDENS TO SIDE & REAR
- EPC RATING C

Tel: 0161 669 4833

# North Nook

Austerlands, Oldham, OL4 3QR

Offers Over £500,000



Situated in an elevated position with open aspect views this spacious 4 bedrooms 3 bathroom well presented detached family home. The internal accommodation comprises entrance hallway, lounge, dining room, kitchen, and utility room on the ground floor, 4 bedrooms, dressing room, family bathroom and 2 x Ens-Suite's (the one to the master bedrooms requires fitting out) The property also benefits from gas central heating and Upvc double glazing. Externally there is a drive to the front leading to double garage, spacious garden to side and rear. Internal viewing highly recommended to truly appreciate the location of this detached residence. EPC Rating C

## Entrance Hallway

Laminate flooring, radiator, stairs leading to first floor landing.

## Lounge

21'11" x 11'9" (6.7m x 3.6m)

Log burner, laminate flooring, 2 x Upvc double glazed window, 2 x radiators.

## Kitchen

15'5" x 8'6" (4.7m x 2.6m)

Modern fitted wall and base units with granite work surfaces and inset sinks. Double electric oven, 5 ring gas hob and extractor hood. Integrated dishwasher and microwave. Laminate flooring, Upvc double glazed window, radiator. Upvc door to rear garden.

## Dining Room

11'9" x 11'9" (3.6m x 3.6m)

Laminate flooring, Upvc double glazed window, radiator.

## Utility Room

8'2" x 6'10" (2.5m x 2.1m)

Fitted wall and base units with stainless steel sink. Upvc double glazed window.

## Guest WC

Low level wc, wash hand basin and radiator.

## Bedroom 1

Stunning views, 2 x Upvc double glazed windows, Upvc French doors, radiator.

## En Suite

Shower enclosure, low level wc and wash hand basin. (Requires Updating)

## Dressing Area Bedroom 1

10'5" x 7'6" (3.2m x 2.3m)

Upvc double glazed window, radiator.

## Bedroom 2

15'1" x 11'9" (4.6m x 3.6m)

Fitted wardrobes, Upvc double glazed window, radiator.

### En-Suite

Shower enclosure, wash hand basin and low level wc. Upvc double glazed window, radiator.

### Bedroom 3

13'5" x 11'9" (4.1m x 3.6m)

Fitted wardrobes, Upvc double glazed window, radiator.

### Bedroom 4

11'1" x 8'10" (3.4m x 2.7m)

Fitted wardrobes, Upvc double glazed window, radiator.

### Bathroom

7'10" x 6'10" (2.4m x 2.1m)

3 piece suite comprising freestanding bath, wash hand basin and low level wc. Wall and floor tiles.

Upvc double glazed window, radiator.

### Double Garage

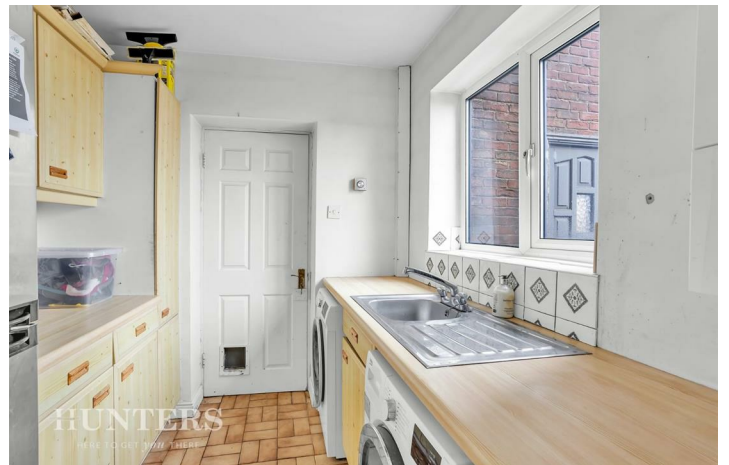
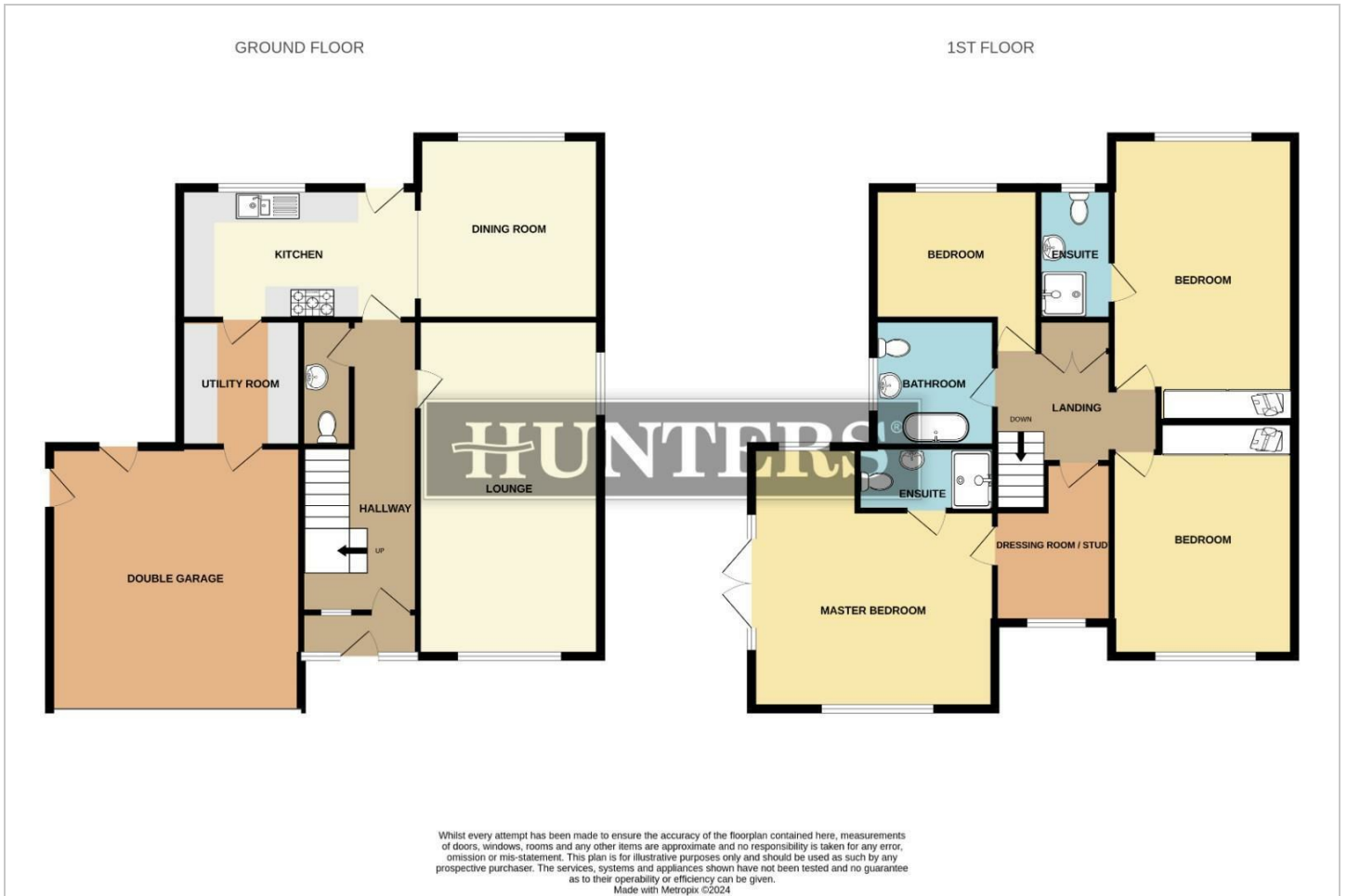
Power and lighting, 2 x up and over door to the front. Door leading to utility room. Door leading to rear garden.

### Externally

Situated on an elevated plot with garden area to the front along with driveway leading to double garage,. Spacious garden to the side and rear which has a flagged patio area and open aspect views



# Floorplan



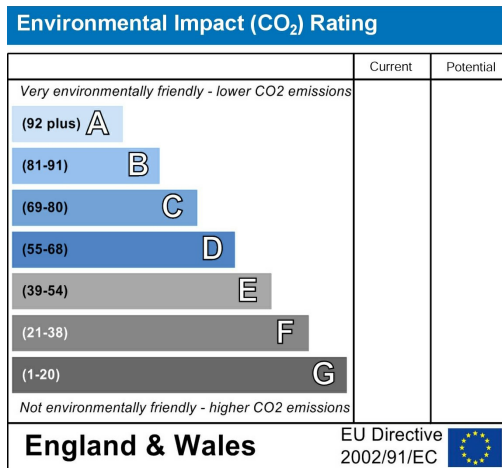
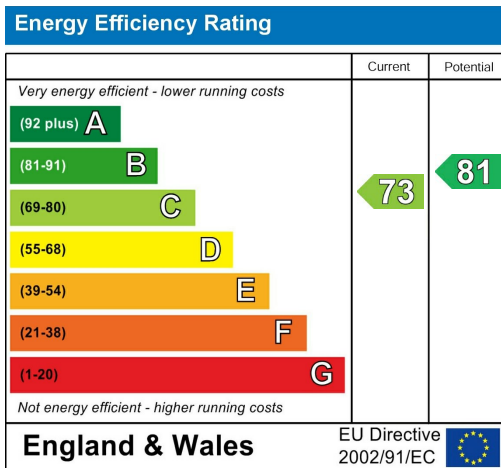






HUNTERS  
HERE TO GET YOU THERE

### Energy Efficiency Graph

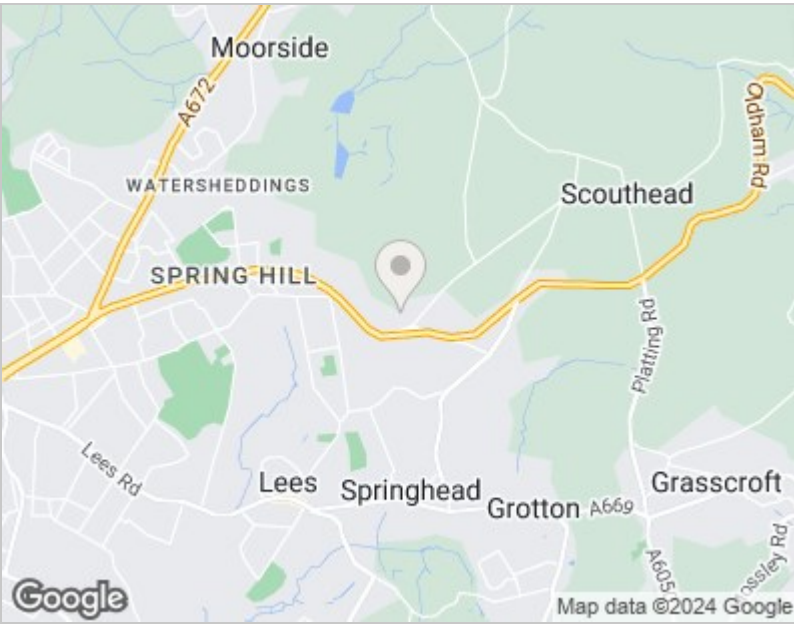


### Viewing

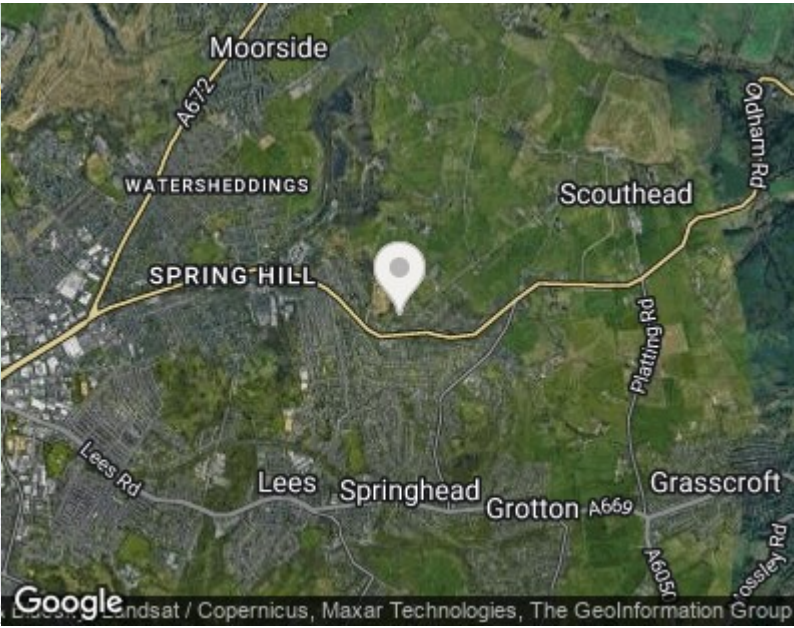
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map







# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

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.

832 Hollins Road, Oldham, OL8 4SR  
Tel: 0161 669 4833 Email: [oldham@hunters.com](mailto:oldham@hunters.com)  
<https://www.hunters.com>

