

HUNTERS[®]

HERE TO GET *you* THERE



Stockburn Drive

Failsworth, M35 9SD

Price £415,000



- POPULAR LOCATION
- EN SUITE
- 2 RECEPTIONS
- UPVC DOUBLE GLAZING
- INTEGRAL GARAGE

- 4 BEDROOM DETACHED
- ELECTRIC CAR CHARGING POINT
- GAS CENTRAL HEATING
- BLOCK PAVED DRIVE & GARAGE
- REAR GARDEN

Tel: 0161 669 4833

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Welcome to Stockburn Drive, Failsworth - a charming detached house built in 1995 that boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms. This property offers ample space for a growing family or those who love to entertain.

Situated in a popular location near Daisy Nook Country Park, this home provides the perfect balance of tranquillity and convenience. Imagine taking leisurely strolls or picnics in the park with your loved ones, just a stone's throw away from your doorstep.

One of the standout features of this property is the en suite shower room, adding a touch of luxury and privacy to the master bedroom. With gas central heating and uPVC double glazing, you can stay warm and cosy during the chilly British winters while enjoying energy efficiency.

Parking is always a premium, but not here - with space for 3 vehicles, you'll never have to worry about finding a spot for your car. Additionally, the presence of an electric car charging point is a forward-thinking addition, perfect for eco-conscious individuals looking to reduce their carbon footprint.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the comfort and convenience that Stockburn Drive has to offer.

Entrance Hallway

Upvc entrance door, radiator, door leading to garage.

Lounge

18'8" x 11'5" (5.7m x 3.5m)

Upvc double glazed window, radiator.

Dining Room

11'5" x 8'6" (3.5m x 2.6m)

Upvc double glazed window, radiator.

Kitchen

14'5" x 12'5" (4.4m x 3.8m)

Fitted wall and base units with granite work surfaces and inset sink. Double electric oven, gas hob and extractor hood. 2 x Upvc double glazed window, radiator, Upvc door leading to rear garden.

Guest WC

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

Integral Garage

17'4" x 8'2" (5.3m x 2.5m)

Power and lighting, up and over door to the front.

Bedroom 1

15'5" x 12'9" (4.7m x 3.9m)

Modern fitted bedroom furniture including drawers and dressing table. 3 x Upvc double glazed window, radiator.

En Suite

Corner shower cubicle, vanity wash hand basin and low level wc. Upvc double glazed window, heated towel rail.

Bedroom 2

12'9" x 7'10" (3.9m x 2.4m)

Build in storage, Upvc double glazed window, radiator.

Bedroom 3

8'6" x 8'2" (plus robes) (2.6m x 2.5m (plus robes))

Built in storage, Upvc double glazed window, radiator.

Bedroom 4

9'10" x 6'10"n (3.0m x 2.1m)

Upvc double glazed window, radiator.

Bathroom

8'6" x 5'2" (2.6m x 1.6m)

3 piece suite comprising bath with electric shower over and glass shower screen, vanity wash hand basin and low level wc. Upvc double glazed window, heated towel rail.

Externally

Block paved driveway to the front with electric charging point, low maintenance enclosed garden to the rear with flagged patio, lawn and flowerbeds along garden shed.

Material Information - Oldham

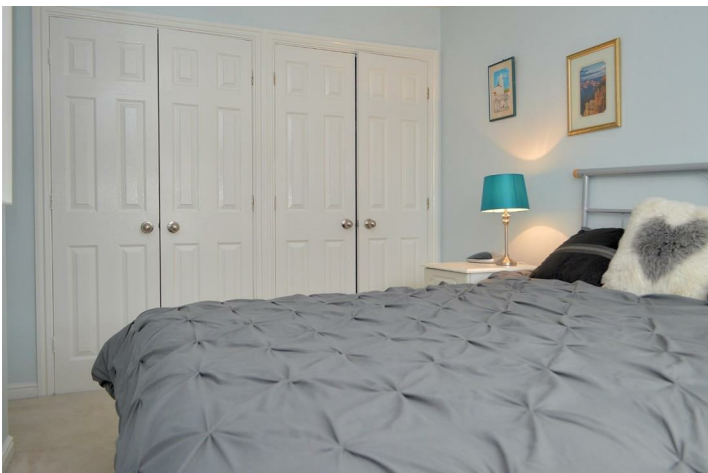
Tenure Type; Freehold

Council Tax Banding; E

EPC Rating C

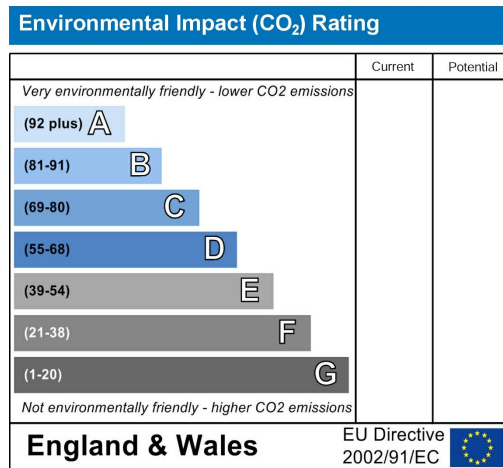
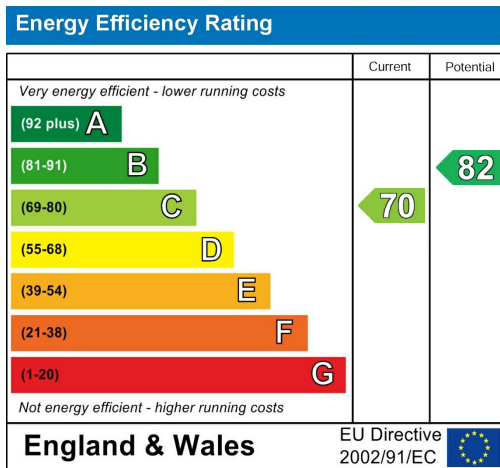
Floorplan







Energy Efficiency Graph

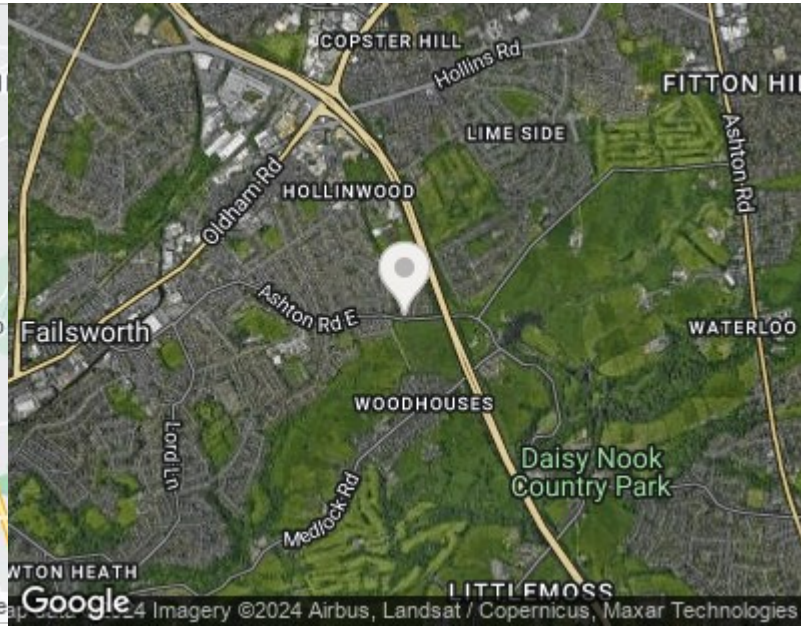
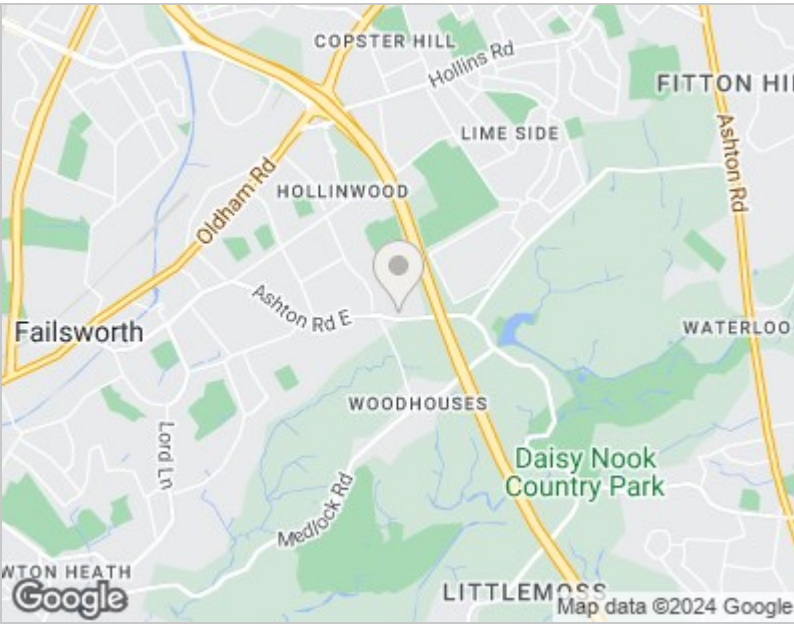


Viewing

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





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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