

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Fairfields

Garden Suburbs, Oldham, OL8 3AS

Offers Over £280,000



- SEMI-DETACHED FAMILY HOME
- 3 BEDROOMS
- GAS CENTRAL HEATING
- CONSERVATORY
- DRIVEWAY & GARAGE

- WELL PRESENTED & MAINTAINED
- 2 RECEPTIONS ROOMS
- UPVC DOUBLE GLAZING
- FRONT & REAR GARDEN
- POPULAR LOCATION

Tel: 0161 669 4833

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Offers Over £280,000



Nestled in the sought-after location of Garden Suburbs in Oldham, this charming semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and a well-maintained interior, this property offers the perfect setting for a growing family to call home.

As you step inside, you are greeted by the warmth and comfort of a family-friendly layout. The two reception rooms provide ample space for entertaining guests or simply relaxing with loved ones. The well-presented interior reflects a sense of pride in ownership, making it easy to envision your own personal touch adding to its charm.

Outside, the property continues to impress with its own driveway, garage, and front and rear gardens. Imagine enjoying sunny afternoons in the beautifully garden or hosting summer barbecues with friends and family in this delightful outdoor space.

Located in a peaceful neighbourhood, yet close to all amenities, this property offers the best of both worlds - tranquility and convenience. Don't miss this opportunity to own a family home that ticks all the boxes. Book a viewing today and let this property capture your heart. EPC Rating C

### Entrance Hallway

Composite entrance door along Upvc double glazed window, laminate flooring, radiator, stairs leading to first floor landing.

### Guest WC

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

### Lounge

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

Gas fire with feature surround, Upvc double glazed bay window, radiator. Double doors into 2nd lounge/dining room

### 2nd Lounge

14'9" x 11'1" (4.5m x 3.4m)

Radiator, French doors leading to conservatory.

### Kitchen

11'5" x 6'6" (3.5m x 2.0m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, gas hob and extractor hood. Radiator, 3 x Upvc double glazed window, Upvc door leading to rear garden.

### Conservatory

9'6" x 9'2" (2.9m x 2.8m)

Insulated roof, Upvc double glazing, French doors to rear garden.

### Landing

Upvc double glazed window.

### Bedroom 1

14'9" x 11'1" (4.5m x 3.4m)

Rear elevation with great views. Fitted wardrobes, Upvc double glazed window, radiator.

### Bedroom 2

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

Fitted wardrobes, Upvc double glazed window, radiator.

### Bedroom 3

8'6" x 6'6" (2.6m x 2.0m)

Upvc double glazed window, radiator.

### Shower Room

Corner shower enclosure and vanity wash hand basin. Wall and floor tiles, Upvc double glazed window, radiator.

### Separate WC

Low level wc, Upvc double glazed window.

### Externally

Well maintained garden to the front with lawn and flowerbeds, driveway to the side leading to detached garage whist to the rear is a good sized well maintained enclosed garden area which has flagged patio area along with lawn and flowerbeds ideal for relaxing or entertaining.

### Detached Garage

Up and over door to the front.

### Material Information - Oldham

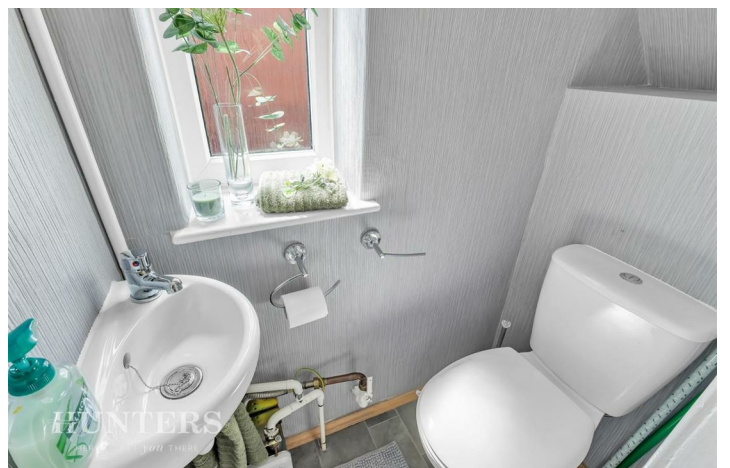
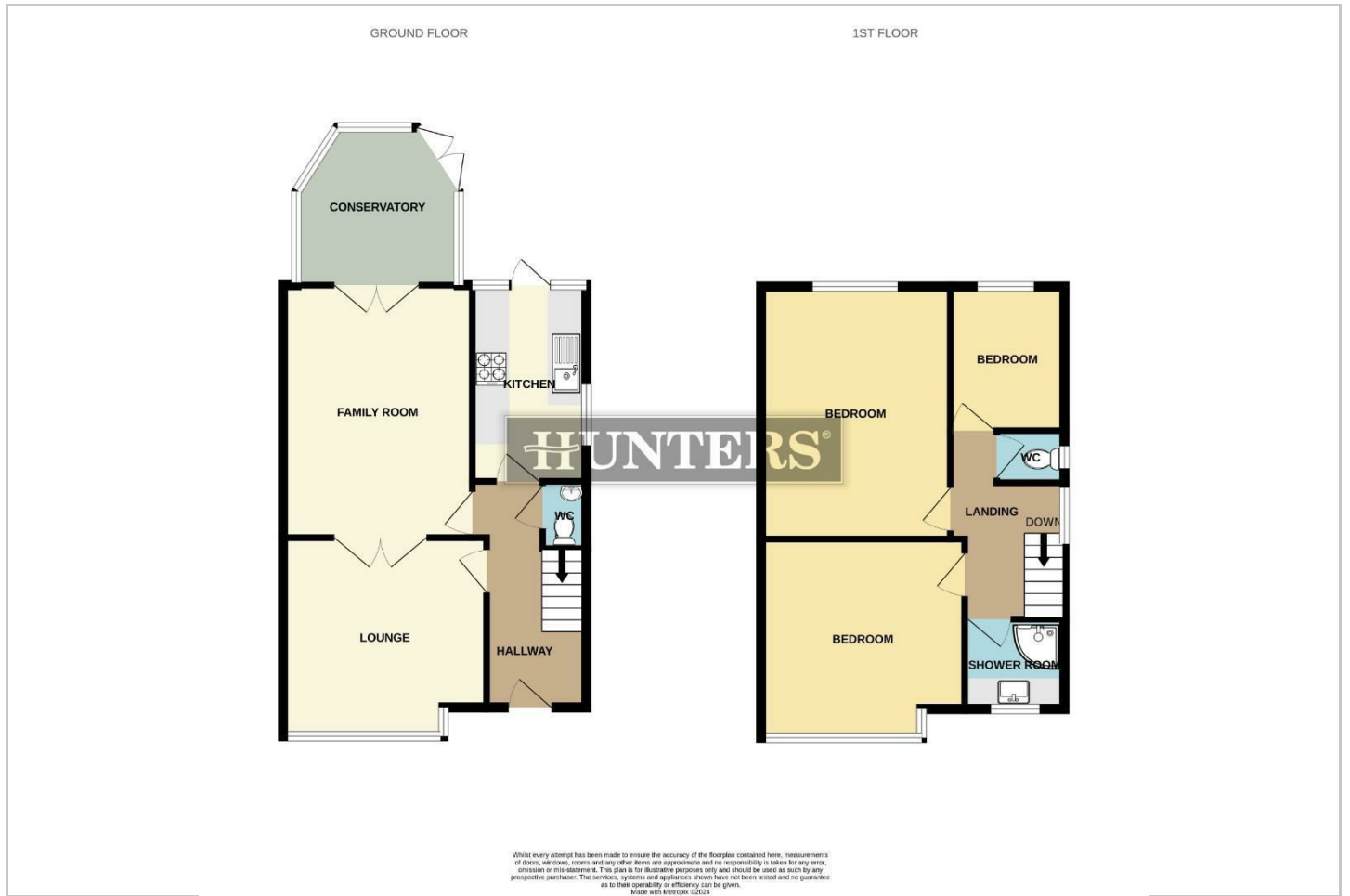
Tenure Type; Leasehold

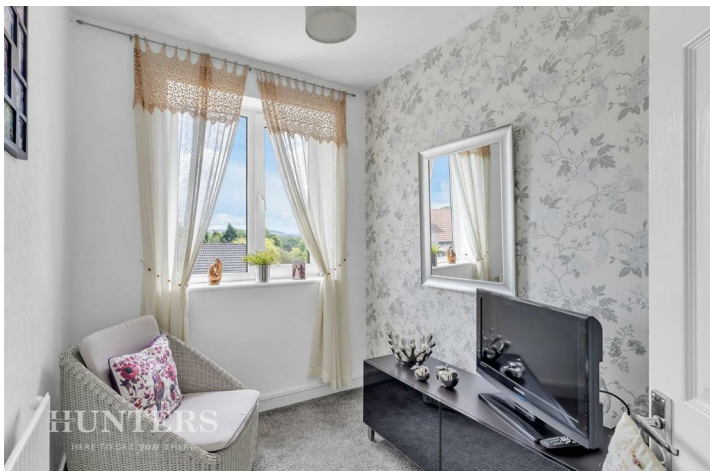
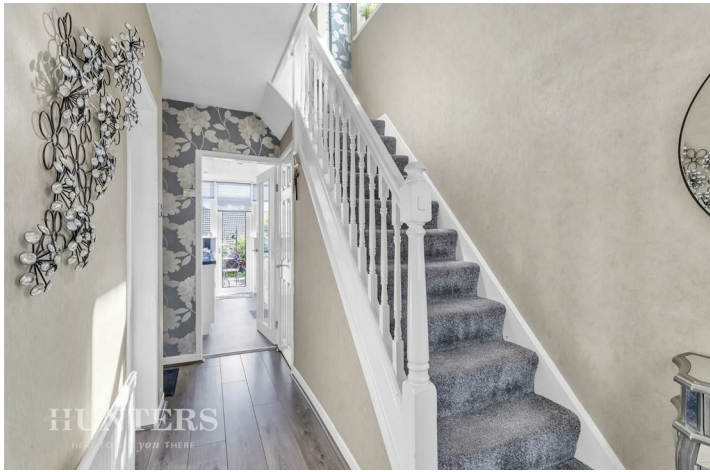
Leasehold Years remaining on lease; 932

Leasehold Ground Rent Amount, £8.00

Council Tax Banding; C

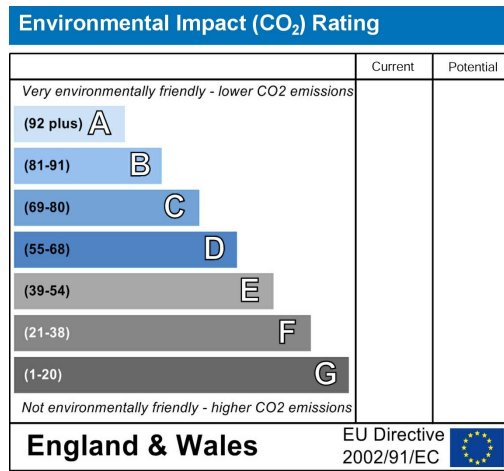
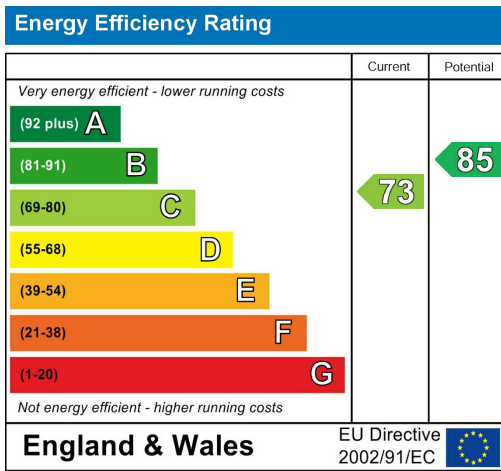
# Floorplan







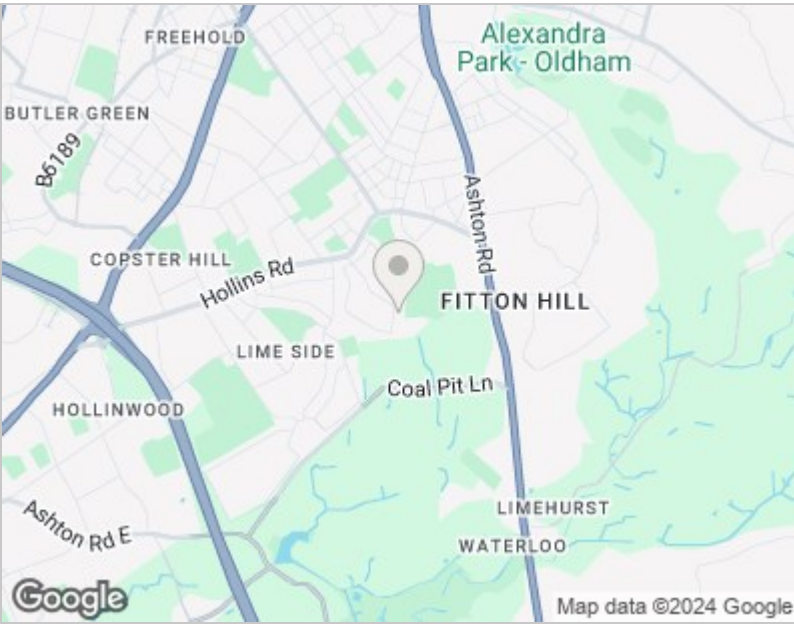
### Energy Efficiency Graph



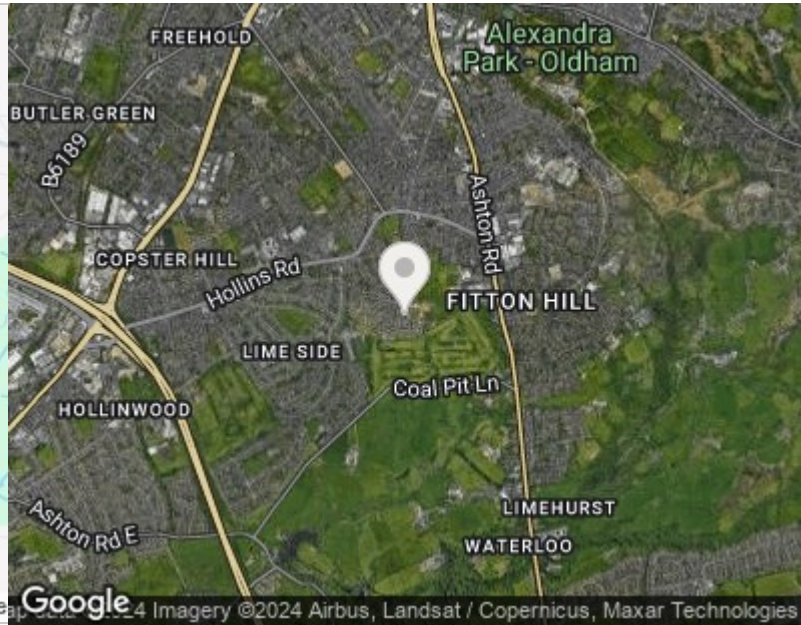
### Viewing

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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