

# HUNTERS<sup>®</sup>

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## Hodge Clough Road

Oldham, OL1 4PX

Offers Over £280,000



- IMMACULATELY PRESENTED
- 3 BEDROOMS
- CONSERVATORY
- DRIVEWAY
- EPC RATING C

- DETACHED FAMILY HOME
- EN SUITE
- UTILITY ROOM
- ENCLOSED REAR GARDEN

Tel: 0161 669 4833

# Hodge Clough Road

Oldham, OL1 4PX

Offers Over £280,000



Welcome to this stunning detached family home located on Hodge Clough Road in Oldham. This immaculately presented property boasts three bedrooms, perfect for a growing family. The en suite in the master bedroom adds a touch of luxury, providing a private sanctuary within your own home.

The property features two bathrooms, ensuring convenience for all family members. The addition of a conservatory allows you to enjoy the beautiful English weather all year round, while the enclosed family garden provides a safe and private space for children to play or for you to relax.

Situated in a peaceful cul de sac, this home offers a tranquil retreat from the hustle and bustle of everyday life.

Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer. Book a viewing today and envision yourself living in this charming property on Hodge Clough Road. EPC Rating C

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### Entrance Hallway

Composite entrance door, radiator, stairs leading to first floor landng.

### Guest WC

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

### Lounge

13'1" x 10'5" (4.0m x 3.2m)

Upvc double glazed window, radiator.

### Dining Area

10'2" x 9'2" (3.1m x 2.8m)

Radiator, Upvc French doors leading to conservatory.

### Kitchen

9'10" 7'10" (3.0m 2.4m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, hob and extractor hood. Upvc double glazed window.

### Breakfast Room

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

Upvc double French doors to garden, radiator.

### Conservatory

12'9" x 10'2" (3.9m x 3.1m)

Inulated roof with spotlights, Upvc double glazed window and French doors leading to rear garden.

### Utility Room

8'2" x 6'6" (2.5m x 2.0m)

### Storage

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

Up and over door to the front.

### Bedroom 1

10'5" x 9'6" (3.2m x 2.9m)

Fitted wardrobes, Upvc double glazed window, radiator.

### En Suite

3 piece suite comprising shower enclosure, wash hand basin and low level wc. Upvc double glazed window, radiator.

### Bedroom 2

10'5" x 9'2" (3.2m x 2.8m)

Upvc double glazed window, radiator.

### Bedroom 3

7'6" x 6'2" (2.3m x 1.9m)

Upvc double glazed window, radiator.

### Bathroom

6'6" x 5'10" (2.0m x 1.8m)

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc. Upvc double glazed window, radiator.

### Externally

Long driveway to front offering ample off road parking, enclosed garden to the rear with flagged patio area and lawn.

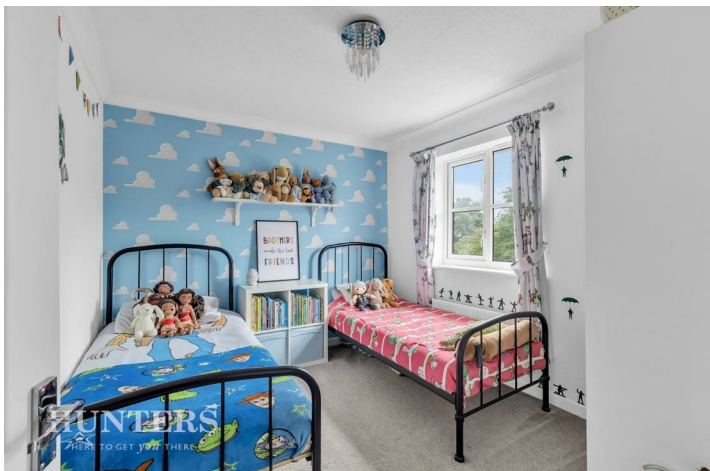
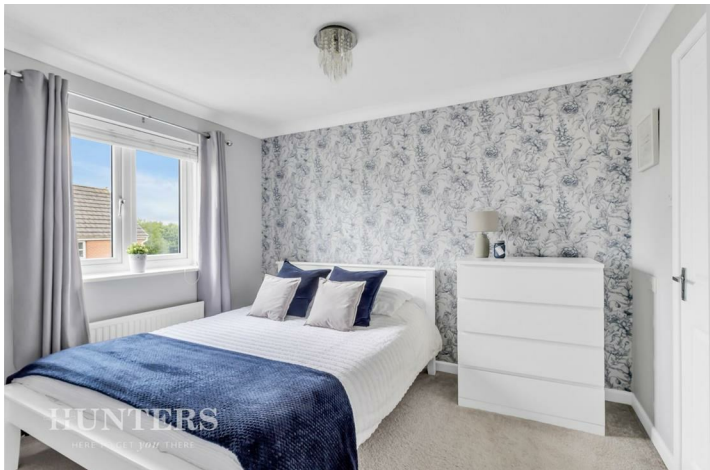
### Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; C

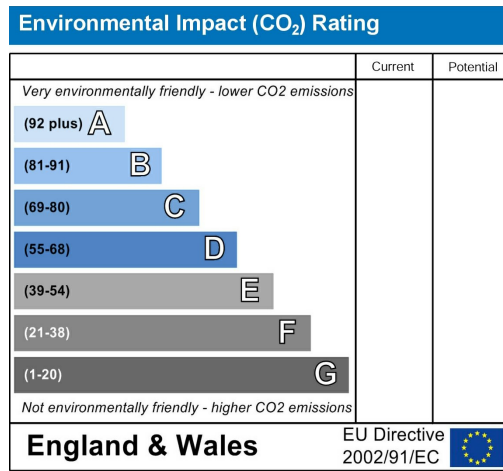
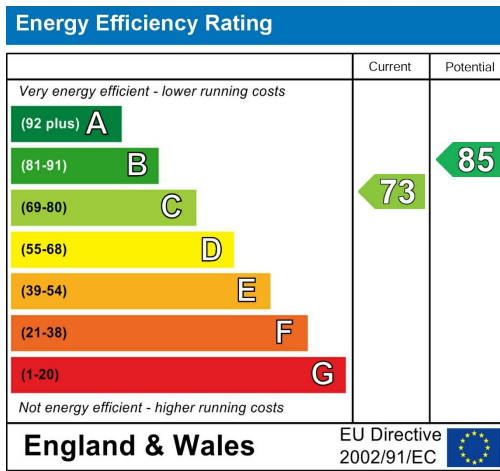
# Floorplan







## 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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