



Arncliffe Rise

Moorside, Oldham, OL4 2LZ

Price £260,000



- IMMACULATELY PRESENTED
- SOUGHT AFTER LOCATION
- OPEN PLAN LIVING SPACE
- UPVC DOUBLE GLAZED
- LARGE DRIVEWAY

- SEMI-DETACHED
- 3 BEDROOMS
- GAS CENTRAL HEATING
- ENSLOSED REAR GARDEN
- EPC RATING C

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Welcome to this warm and inviting semi-detached house located on Arncliffe Rise in Oldham. This property boasts open plan living space, three bedrooms, and a family bathroom, making it an ideal home..

One of the standout features of this property is its prime location, just a short stroll away from the picturesque Strinesdale Country Park. Imagine spending weekends exploring nature trails and enjoying picnics in this beautiful setting.

For those who enjoy a social outing, The Roebuck Inn is within walking distance, offering a perfect spot to unwind and socialise with friends and family.

As you step inside, you'll be greeted by an immaculately presented interior that has been lovingly maintained. The family kitchen is a highlight, featuring a centre island that is not only stylish but also functional for meal preparation and dining.

Parking will never be an issue with the convenience of a driveway for off-road parking.

Don't miss out on the opportunity to make this house your home. With its desirable location, well-maintained interior, and convenient amenities nearby, this property on Arncliffe Rise is sure to capture your heart. EPC Rating C

Entrance Hallway

Composite entrance door. Stairs leading to first floor landing

Lounge

13'9" x 11'5" (4.2m x 3.5m)

Media wall with inset feature fire. Karndean flooring, Inset ceiling spotlights, Upvc double glazed window, upright modern design radiator.

Kitchen Diner

16'8" x 9'2" (5.1m x 2.8m)

Well laid out family kitchen diner with good range of units for ample storage along with Centre Island and breakfast bar. Appliances include electric hob with pop up extractor, electric oven, integrated dishwasher, washer dryer and wine fridge. Karndean flooring, Upvc double glazed window to the side, upright modern design radiator, Bi-Fold doors to rear garden.

Landing

Upvc double glazed window.

Bedroom 1

10'9" x 10'5" (3.3m x 3.2m)

Upvc double glazed window, radiator.

Bedroom 2

9'8" x 6'11" (2.95m x 2.13m)

Upvc double glazed window, radiator.

Bedroom 3

9'6" x 6'10" (2.9m x 2.1m)

Upvc double glazed window, radiator.

Bathroom

3 piece suite comprising bath with shower over and glass shower screen, wall hung wc with concealed cistern and wash hand basin. Wall and floor tiles, Upvc double glazed window, radiator.

Externally

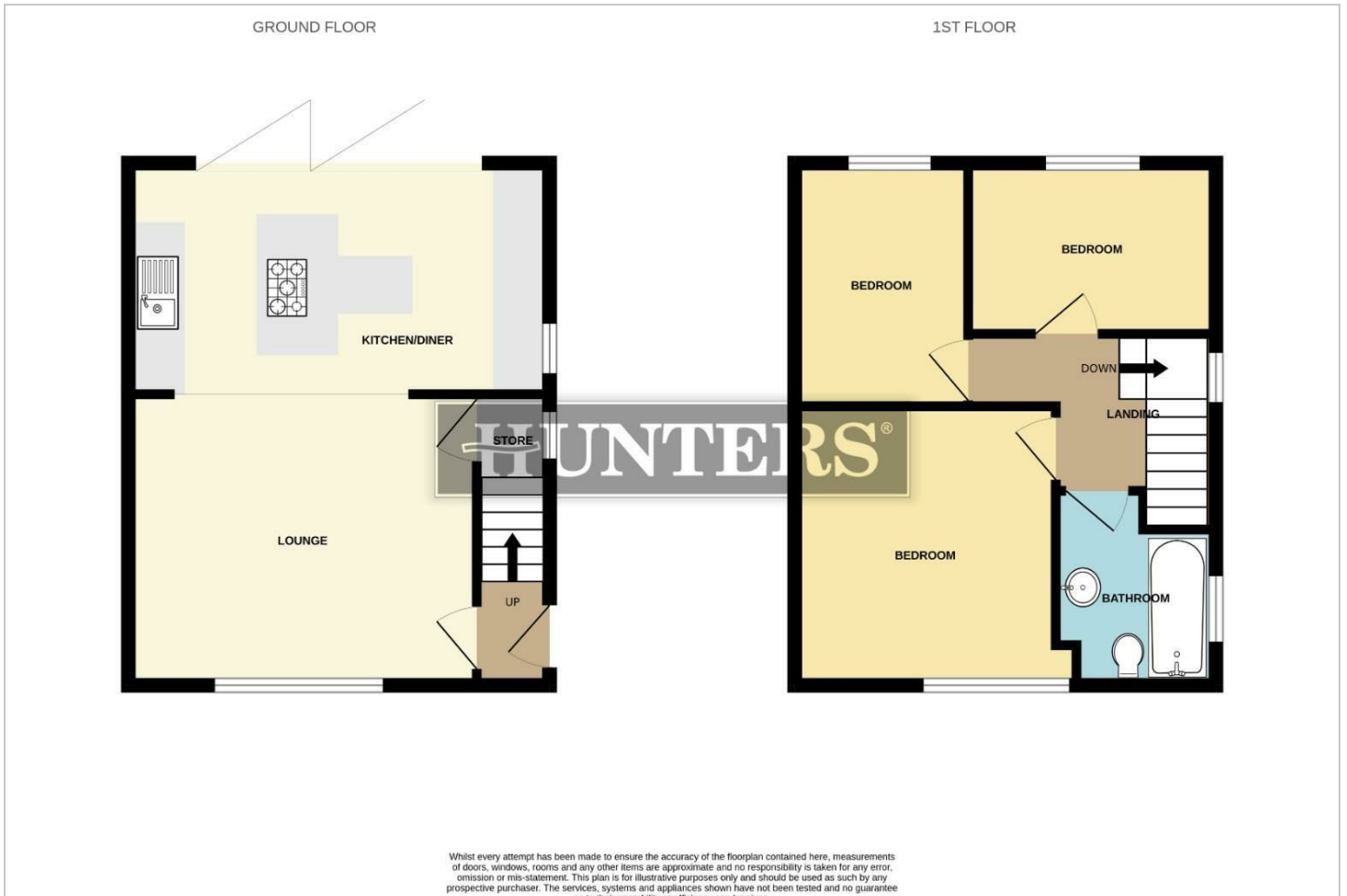
Situated on a corner plot with lawned garden to front along with large driveway for off road parking to the side and enclosed garden to the rear with patio area and artificial grass.

Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; B

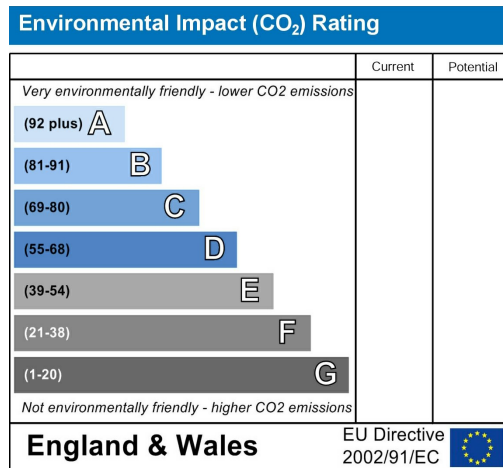
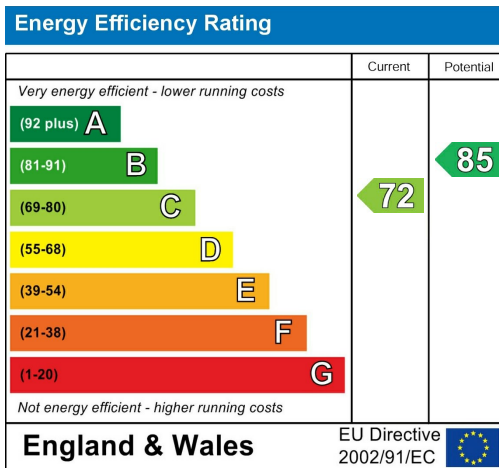
Floorplan







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





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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