



## Hillyard Cottages, Denshaw Road

Delph, Oldham, OL3 5HN

Price £350,000



- POPULAR VILLAGE LOCATION
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- EPC RATING D

- SEMI-DETACHED
- GAS CENTRAL HEATING
- DRIVEWAY
- FREEHOLD

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Welcome to Denshaw Road, Delph, Oldham - a charming semi-detached house nestled in the picturesque village of Delph. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's ample space for the whole family to unwind and recharge.

The convenience of off-road parking for two vehicles ensures that you never have to worry about finding a spot after a long day.

With gas central heating and double glazing, you can stay warm and comfortable throughout the year while keeping energy costs in check.

Located next to a charming public house, you'll have the option to socialize with neighbours or simply enjoy a leisurely evening out without having to travel far. Whether you're looking for a place to call home or a weekend retreat, this property offers the perfect blend of comfort, convenience, and tranquility.

Don't miss out on the opportunity to make this lovely house your own and experience the idyllic lifestyle that comes with living in the heart of Delph. Book a viewing today and start envisioning the endless possibilities that await you in this wonderful home. EPC Rating D

Tel: 0161 669 4833

### Entrance Hallway

Stairs leading to first floor landing

### Lounge

14'1" x 11'1" (4.3m x 3.4m)

Fire with feature surround, solid oak flooring, double glazed windows, radiator.

### Dining Room

10'5" x 7'10" (3.2m x 2.4m)

Solid oak flooring, radiator, patio doors leading to rear garden.

### Kitchen

10'5" x 7'10" (3.2m x 2.4m)

Fitted wall and base units with work surfaces and tiled splashback. double glazed window, radiator, tiled floor, Upvc door to side elevation.

### Landing

Double glazed window to side.

### Bedroom 1

10'9" x 10'2" (3.3m x 3.1m)

Double glazed windows, radiator.

### Bedroom 2

11'5" x 8'10" (3.5m x 2.7m)

Double glazed windows, radiator.

### Bedroom 3

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

Double glazed windows to front and side elevation, radiator.

### Bathroom

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

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

### Externally

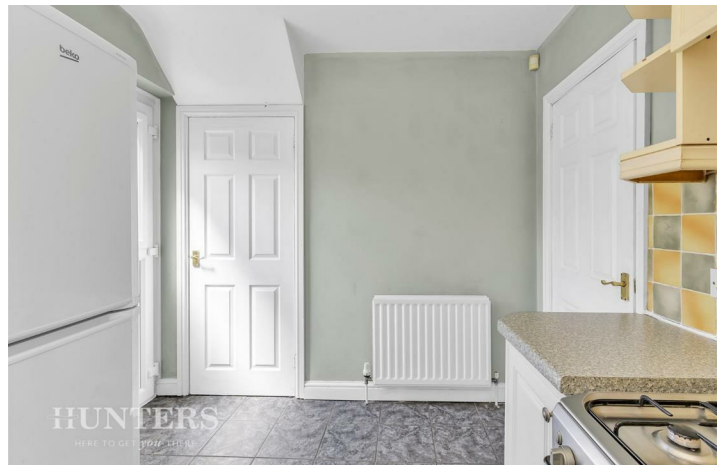
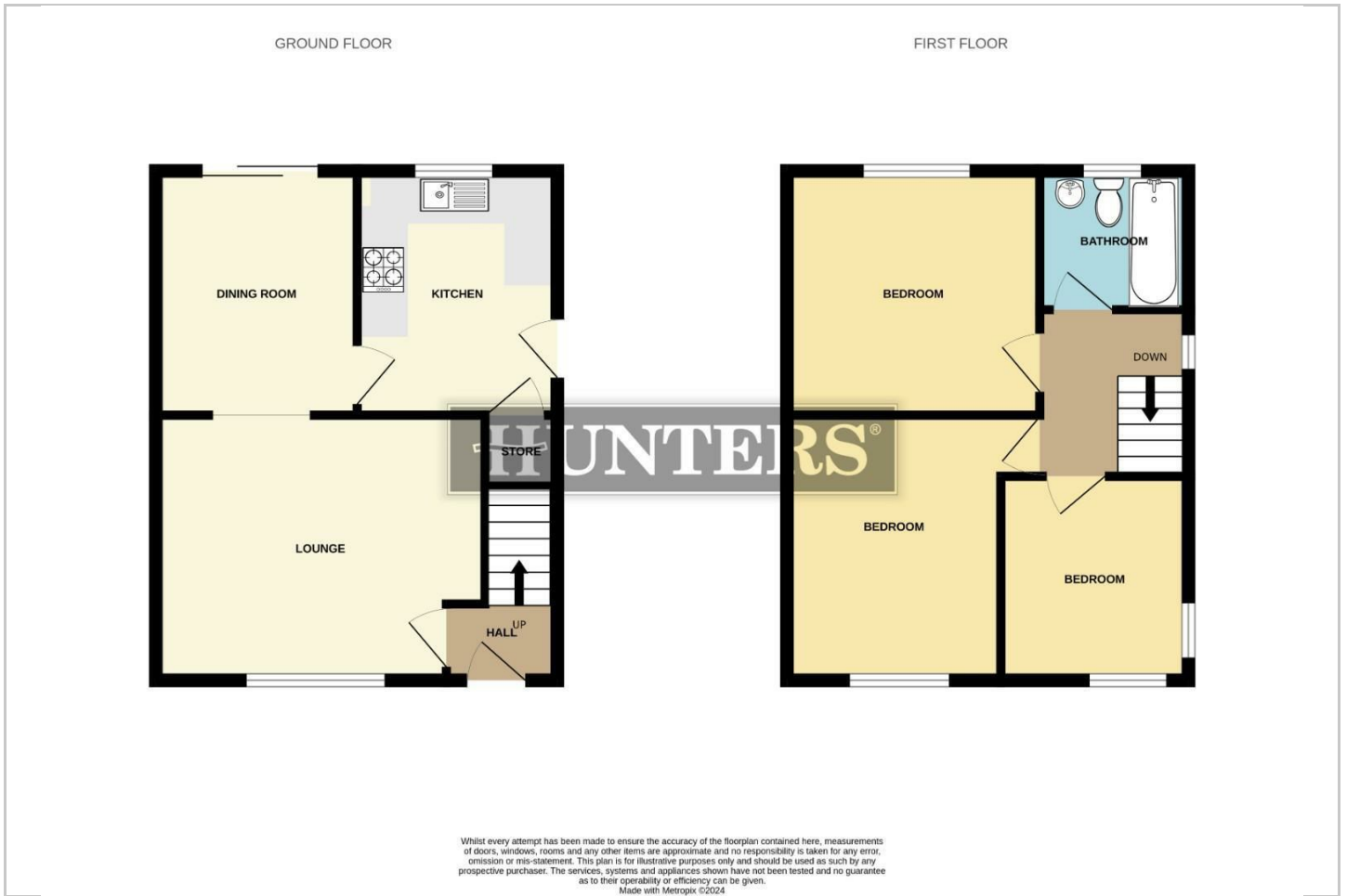
Small lawn area to the front, driveway to the side and enclosed garden to the rear which has been flagged for easy of maintenance.

### Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; C

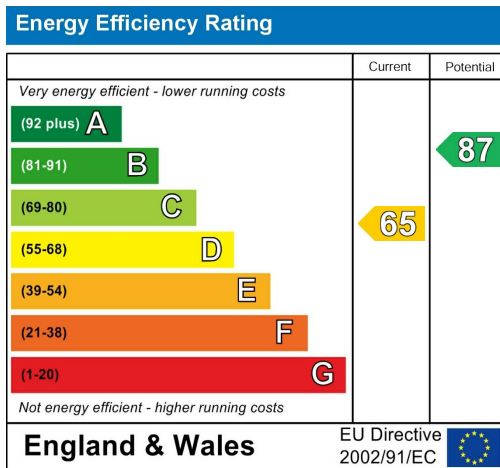
# Floorplan







## 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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