

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Green Lane

Garden Suburbs, Oldham, OL8 3BB

Price £270,000



- POPULAR LOCATION
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- DRIVEWAY & DETACHED GARAGE
- EXTENDED SEMI-DETACHED
- GAS CENTRAL HEATING
- GARDENS TO 3 SIDES
- EPC RATING D

Tel: 0161 669 4833

# Green Lane

Garden Suburbs, Oldham, OL8 3BB

Price £270,000



Welcome to this charming property located on Green Lane in the sought-after area of Oldham. This delightful house boasts 3 bedrooms, ideal for a growing family or those in need of extra space. With 1 bathroom, this property offers convenience and comfort for everyday living.

Situated in the popular location of garden suburbs, this home exudes a tranquil and picturesque setting, perfect for those who appreciate the beauty of nature. The single-storey rear extension adds a modern touch to the traditional charm of the house, providing additional living space for various purposes.

Enjoy the warmth and efficiency of gas central heating and the convenience of upvc double glazing throughout the property. A driveway and detached garage offer ample parking space, a rare find in this area, ensuring both security and convenience for homeowners.

For golf enthusiasts, the proximity to Werneth Golf Club is a definite highlight, providing easy access to leisure activities and social opportunities. Whether you're a golf aficionado or simply enjoy the greenery and community feel of the area, this property offers a lifestyle of comfort and convenience.

Don't miss the chance to make this house your home and experience the best of what Oldham has to offer. Book a viewing today and step into your future in this wonderful property on Green Lane.

### Entrance Hallway

Composite entrance door, laminate flooring, radiator, stairs leading to first floor landing.

### Lounge

12'9" x 12'5" (3.9m x 3.8m)

Upvc double glazed window, laminate flooring, radiator.

### Kitchen Diner

19'4" x 11'9" (5.9m x 3.6m)

Modern fitted wall and base units with granite worksurfaces and breakfast bar. Smeg appliances including two built in ovens, microwave, warming drawer, five ring ceramic hob, down draft extractor fan, dishwasher, integrated washing machine and Caple wine chiller, Laminate flooring, Upvc double glazed window, radiator.

### Family Room

14'5" x 8'2" (4.4m x 2.5m)

Vaulted ceiling with velux roof windows, composite door to the side with Upvc double glazed window and Bi-Fold doors to the rear ensuring lots of natural light. Laminate flooring, radiator.

### Landing

Upvc double glazed window.

### Bedroom 1

12'9" x 13'1" (3.9m x 4.0m)

Fitted wardrobes, Upvc double glazed window, radiator.

### Bedroom 2

11'9" x 8'10" (3.6m x 2.7m)

Upvc double glazed window, radiator.

### Bedroom 3

8'2" x 4'11" (2.5m x 1.5m)

Fitted wardrobes, Upvc double glazed window, radiator.

### Bathroom

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

### Detached Garage

Up and over door to the front,

### Externally

Situated on a corner plot with gardens to 3 sides along with driveway leading to detached garage.

### Material Information - Oldham

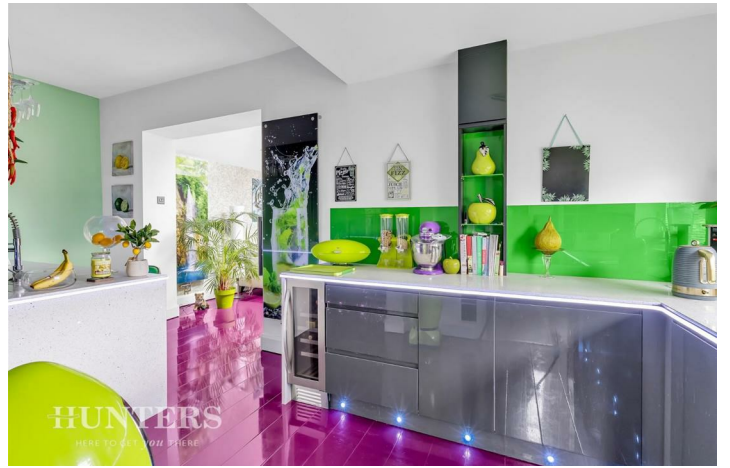
Tenure Type; Leasehold

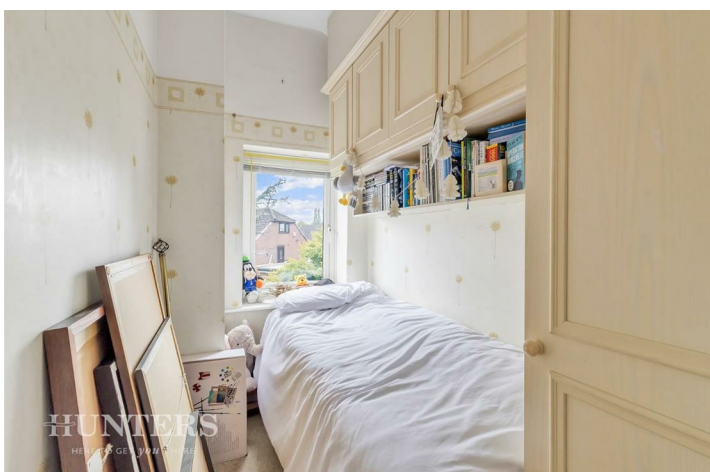
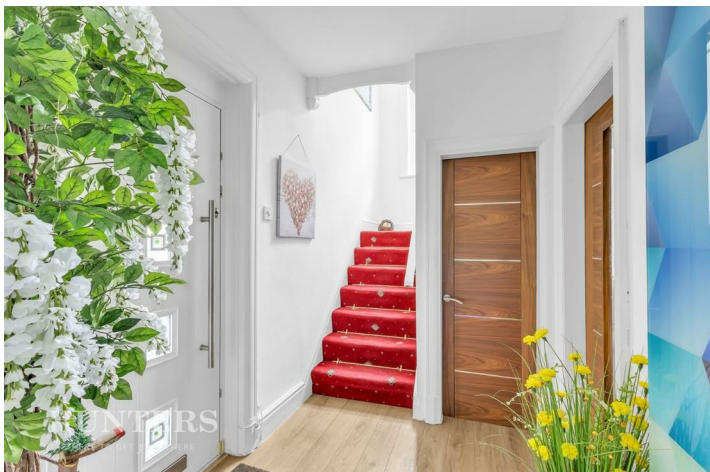
Leasehold Years remaining on lease; 920

Leasehold Ground Rent Amount, £4.00

Council Tax Banding; C

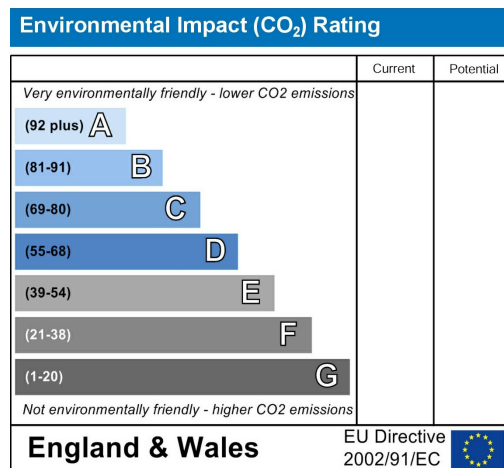
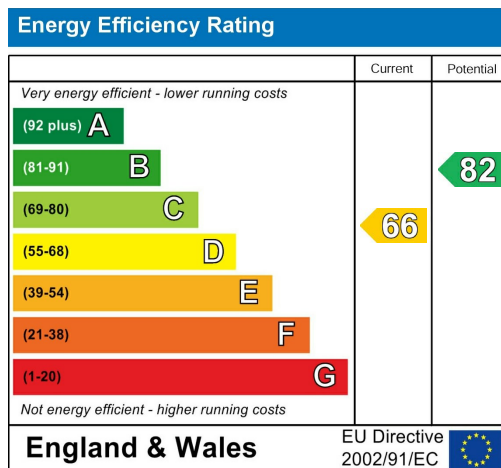
# Floorplan







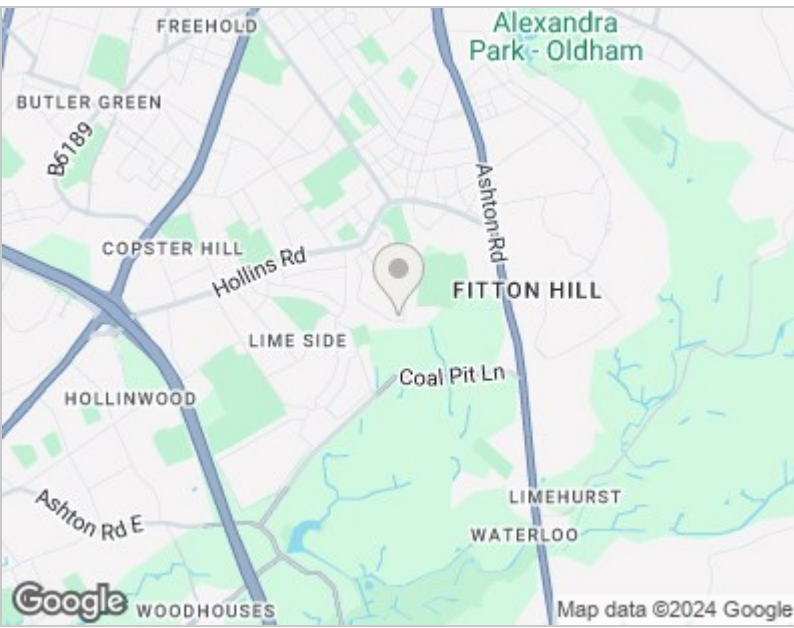
## Energy Efficiency Graph



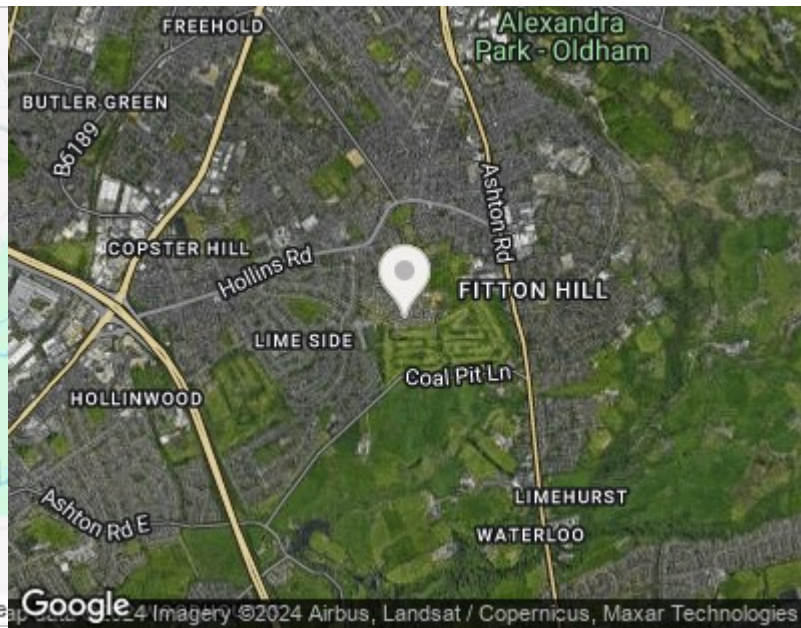
## Viewing

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.

832 Hollins Road, Oldham, OL8 4SR  
Tel: 0161 669 4833 Email: [oldham@hunters.com](mailto:oldham@hunters.com)  
<https://www.hunters.com>

