

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Watersheddings Way

Oldham, OL4 2RE

Price £229,500



Council Tax: C



HUNTERS  
HERE TO GET *you* THERE

HUNTERS  
HERE TO GET *you* THERE

# Watersheddings Way

Oldham, OL4 2RE

Price £229,500



Welcome to Watersheddings Way, Oldham - a charming townhouse that could be your next dream home! This modern mid town house, built in 2000, boasts a lovely south-west facing rear garden, perfect for enjoying those sunny British afternoons.

As you step inside, you'll find a cosy reception room, ideal for relaxing with family and friends. With three bedrooms, there's plenty of space for a growing family or for hosting guests. The property also features a well-maintained bathroom, ensuring convenience for all.

One of the highlights of this property is the gas central heating, keeping you warm and toasty during the colder months. The upvc double glazing not only adds to the energy efficiency of the house but also provides a quiet sanctuary from the outside world.

Parking is always a breeze with a double drive that accommodates two vehicles, making trips to the shops or outings a stress-free experience.

Don't miss out on the opportunity to make this house your home - book a viewing today and envision yourself living in this delightful property on Watersheddings Way!

## Entrance Hallway

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

## Guest WC

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

## Lounge

13'5" x 11'5" (4.1m x 3.5m)  
Fire with feature surround, laminate flooring, Upvc double glazed window, radiator.

## Dining Room

9'2" x 7'2" (2.8m x 2.2m)  
Laminate flooring, radiator, Upvc French doors leading to rear garden.

## Kitchen

9'2" x 7'2" (2.8m x 2.2m)  
Fitted wall and base units with work surfaces and tiled splashback. Electric oven, gas hob and extractor hood. Upvc double glazed window.

## Bedroom 1

12'5" x 8'2" (3.8m x 2.5m)  
Fitted wardrobes, Upvc double glazed window, radiator.

## Bedroom 2

10'5" x 8'2" (3.2m x 2.5m)  
Upvc double glazed window, radiator.

## Bedroom 3

9'6" max x 6'2" (2.9m max x 1.9m)  
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.

## Externally

Double drive to the front and enclosed garden to the rear.

## Material Information - Oldham

Tenure Type; Leasehold  
Leasehold Years remaining on lease; 973  
Leasehold Ground Rent Amount: £50  
Council Tax Banding; C

Tel: 0161 669 4833



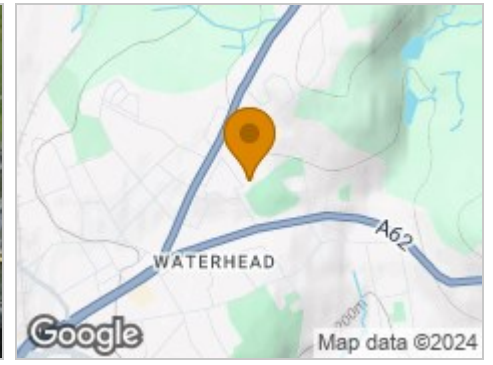
## Road Map



## Hybrid Map



## Terrain Map



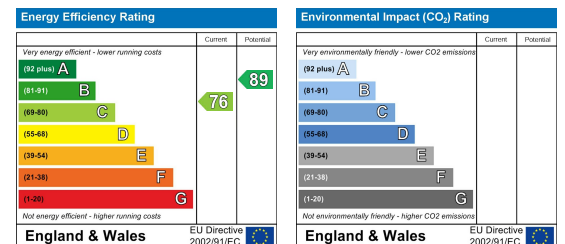
## Floor Plan



## 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.

## Energy Efficiency Graph



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.