

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Netherfield Close

Oldham, OL8 4ER

Price £330,000



- WELL PRESENTED & MAINTAINED
- 2 RECEPTION ROOMS
- GAS CENTRAL HEATING
- INTEGRAL GARAGE
- ENCLOSED REAR GARDEN

- DETACHED FAMILY HOME
- 2 BEDROOMS (Previously 3)
- UPVC DOUBLE GLAZING
- DRIVEWAY
- EPC RATING B

Tel: 0161 669 4833

# Netherfield Close

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Welcome to this charming modern detached family home located in the desirable cul-de-sac of Netherfield Close, Oldham. This well-presented property boasts a spacious 990 sq ft of living space, perfect for a growing family or those looking for a comfortable abode.

Upon entering, you are greeted by a cosy reception room, ideal for entertaining guests or simply relaxing after a long day. The property features two inviting bedrooms (previously 3), with the main bedroom offering the luxury of an en-suite bathroom and fitted wardrobes, providing ample storage space for your belongings.

Built in 1996, this house exudes a timeless elegance while offering all the modern conveniences one could desire. The convenient location ensures easy access to local amenities, schools, and transport links, making it a practical choice for any homeowner.

Don't miss the opportunity to make this delightful property your new home. With its prime location, well-maintained interior, and thoughtful design, this house is sure to capture your heart. Book a viewing today and envision the possibilities that await you at Netherfield Close! EPC Rating B

### Porch

Upvc entrance door, Upvc window.

### Lounge

14'6" x 15'5" (into bay) (4.43m x 4.7m (into bay))

Fire with feature surround, Upvc double glazed window, radiator.

### Dining Room

10'1" x 7'4" (3.09m x 2.24m)

Radiator, patio doors leading to rear sitting room.

### Kitchen

10'1" x 7'10" (3.09m x 2.39m)

Fitted wall and base units with work surfaces. Integrated fridge freezer and dishwasher, electric oven, hob and extractor hood. double glazed window.

### Sitting Room

15'6" x 7'4" (4.73m x 2.24m)

Bi-Folding doors to rear garden, inset ceiling spot lights, radiator.

### Utility Room/Storage

### Spare Room

11'8" x 8'9" (3.56m x 2.67m)

Situated on the ground floor, Upvc double glazed window, radiator.

### Bedroom 1

15'6" x 12'2" (4.73m x 3.73m)

Fitted wardrobes and drawers. Upvc double glazed windows, radiator. Previously 2 rooms but opened up to 1 room by the current owners.

### En Suite

Shower enclosure, wash hand basin and low level wc. Upvc double glazed window, heated towel rail.

### Bedroom 2

7'5" x 8'9" (2.283m x 2.68m)

Upvc double glazed window, radiator.

### Shower Room

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

### Externally

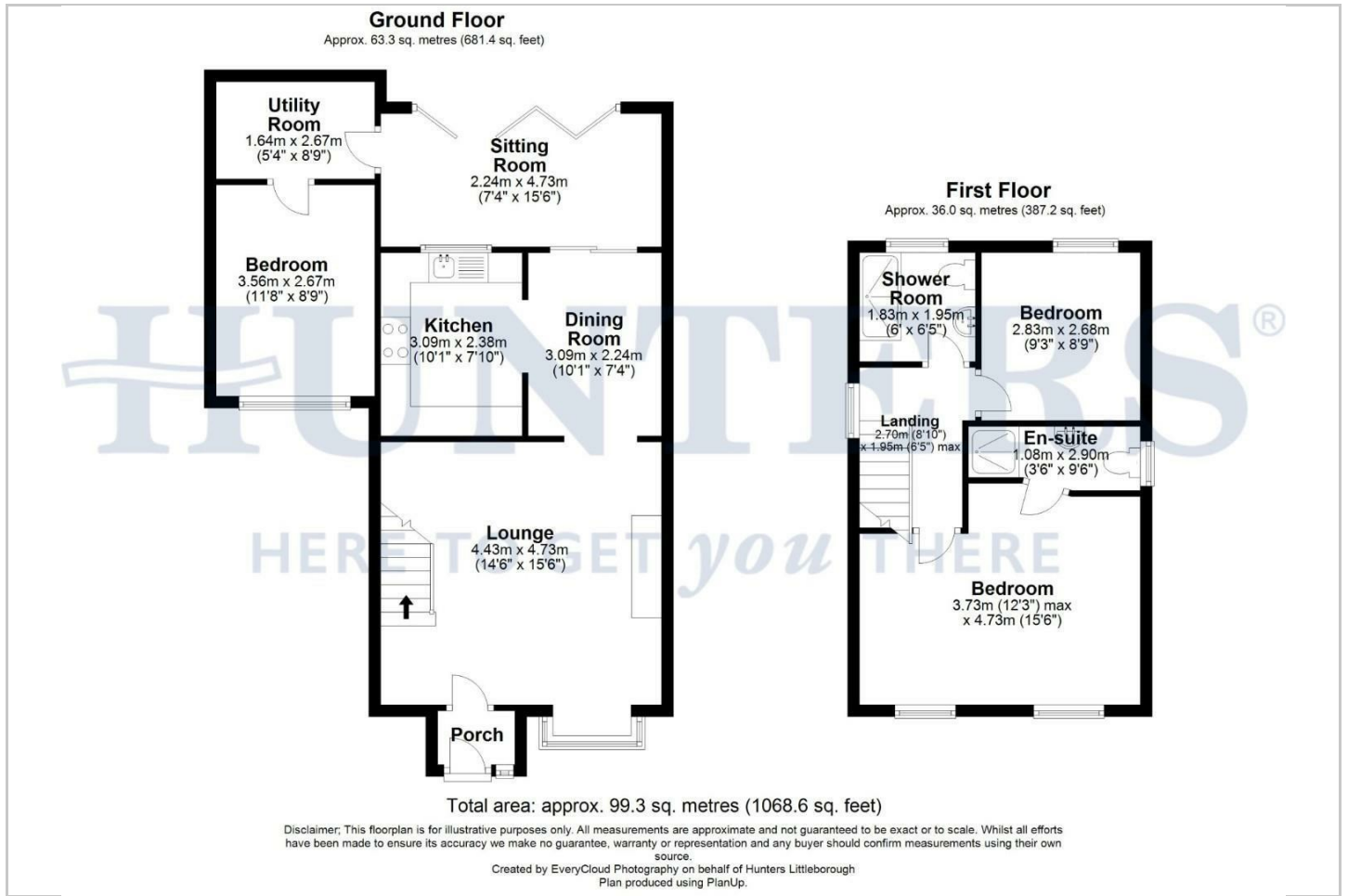
Driveway and small garden area to the front with south facing enclosed garden to the rear. Large storage shed with power and lighting.

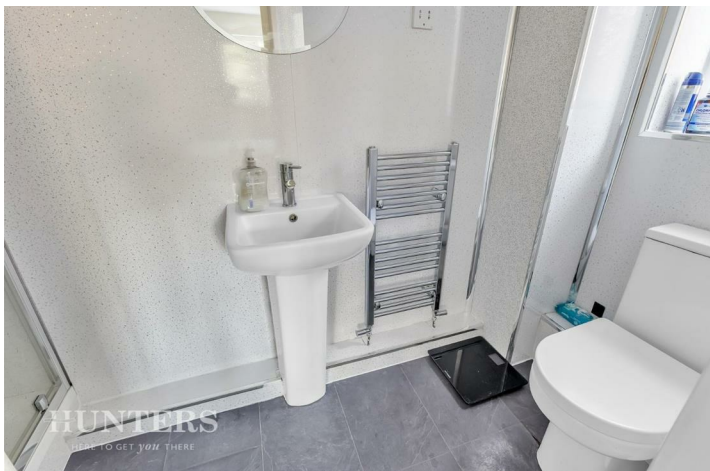
### Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding;

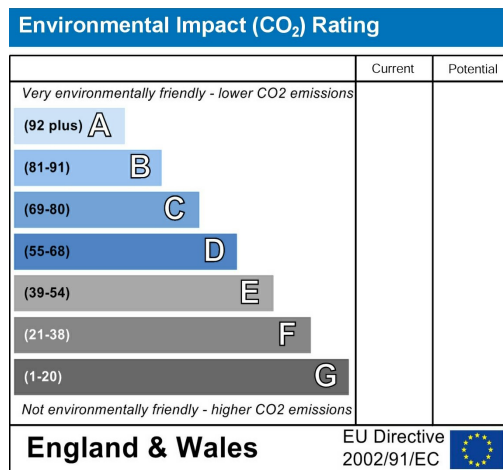
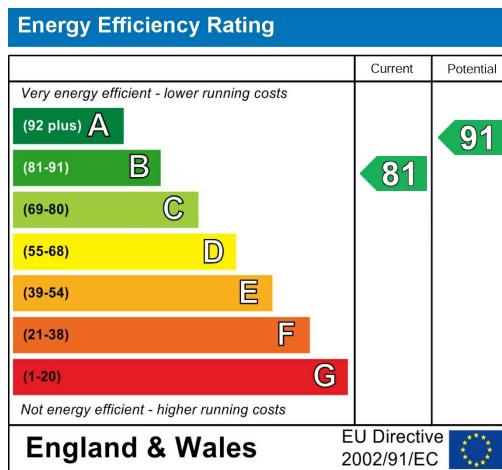
# Floorplan







## 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>

