

# HUNTERS®

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## Leith Place

Oldham, OL8 3WG

Price £280,000



- WELL PRESENTED & MAINTAINED
- 3 BEDROOMS
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- EPC RATING C

- MODERN DETACHED
- EN SUITE
- UPVC DOUBLE GLAZING
- DRIVEWAY

Tel: 0161 669 4833

# Leith Place

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Nestled in the charming area of Leith Place, Oldham, this well-presented and maintained detached family home offers a perfect blend of comfort and style. With three bedrooms, this property is ideal for families seeking a welcoming environment. The house features a generous reception room, providing an inviting space for relaxation and entertaining guests.

The property boasts two modern bathrooms, including an en suite shower room, ensuring convenience for all family members. The well-equipped kitchen and dining areas are designed for both functionality and family gatherings.

Outside, the enclosed rear garden presents a delightful space for children to play or for hosting summer barbecues. The driveway offers ample parking, adding to the practicality of this lovely home.

With gas central heating and UPVC double glazing, this property ensures warmth and energy efficiency throughout the year. This delightful home in Leith Place is not just a house; it is a place where cherished memories can be made. Do not miss the opportunity to make this wonderful property your own.

### Entrance Hallway

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

### Guest WC

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

### Lounge

14'5" x 14'1" (4.4m x 4.3m)

Laminate flooring, Upvc double glazed window, radiator.

### Kitchen Diner

17'4" x 8'6" (5.3m x 2.6m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, gas hob and extractor hood. Understairs storage cupboard, Upvc double glazed window, radiator and sliding patio doors to rear garden.

### Landing

Upvc double glazed window, 2 x storage cupboards

### bedroom 1

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

Fitted wardrobes, Upvc double glazed window, radiator.

### En Suite

Tiled shower enclosure, wash hand basin and low level wc. Wall and floor tiles, Upvc double glazed window, radiator.

### Bedroom 2

9'10" x 9'6" (3.0m x 2.9m)

Fitted wardrobes, Upvc double glazed window, radiator.

### Bedroom 3

8'6" x 7'6" (2.6m x 2.3m)

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.

### Externally

Garden area to the front, with driveway to the side and rear. Good sized enclosed rear garden with patio and lawn.

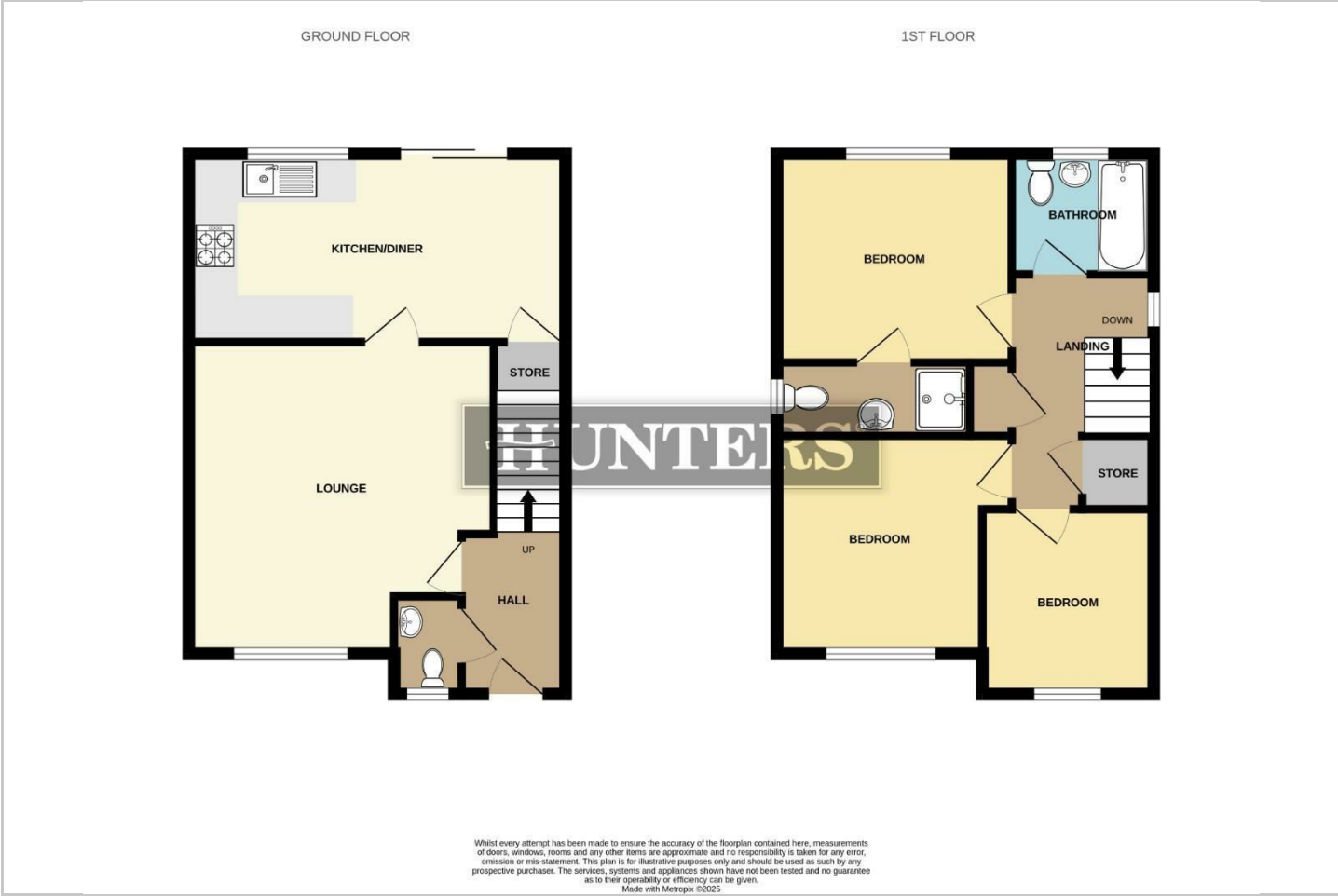
### Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; D



Floorplan

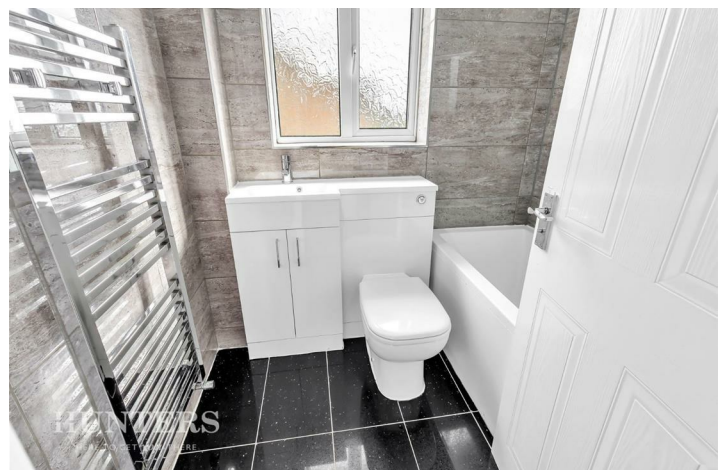
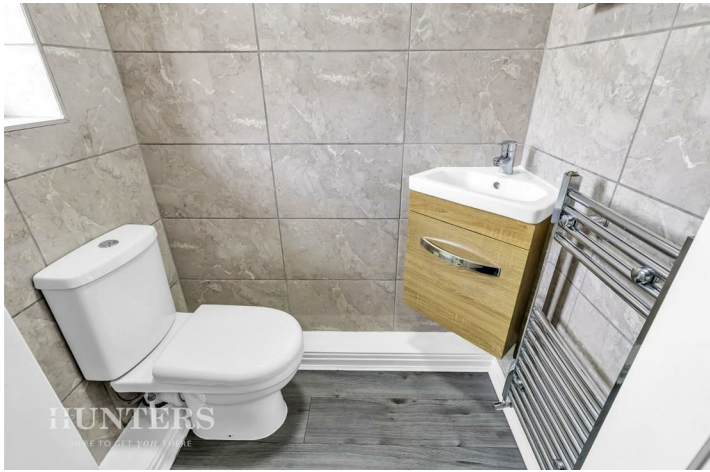


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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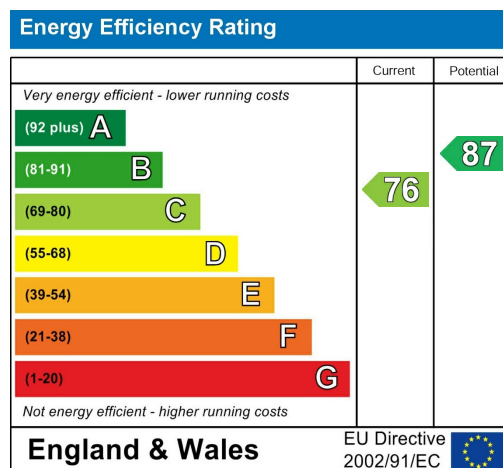








## Energy Efficiency Graph



## 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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