

# HUNTERS®

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## Westerhill Road

Oldham, OL8 2SH

Price £205,000



- WELL MAINTAINED FAMILY HOME
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- NO ONWARD CHAIN

- MID TOWN HOUSE
- GAS CENTRAL HEATING
- FRONT & REAR GARDEN
- EPC RATING D

Tel: 0161 669 4833

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Located on Westerhill Road in Oldham, this well-maintained mid town house presents an excellent opportunity for families seeking a comfortable and inviting home. Boasting three spacious bedrooms, this property is perfect for those looking to settle down in a friendly neighbourhood.

Upon entering, you will find a welcoming reception room that offers a warm and cosy atmosphere, ideal for family gatherings or quiet evenings in. The house is equipped with gas central heating, ensuring a pleasant environment throughout the year, while the UPVC double glazing enhances energy efficiency and provides a peaceful retreat from the hustle and bustle outside.

The property features both front and rear gardens, providing ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying a cup of tea in the fresh air. The gardens are a delightful addition, enhancing the overall appeal of this family home.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and straightforward purchasing process. This is particularly advantageous for buyers looking to move in quickly and start making memories in their new home.

In summary, this town house on Westerhill Road is a fantastic choice for families or first-time buyers. With its well-maintained interiors, convenient location, and lovely outdoor spaces, it is sure to attract those seeking a blend of comfort and practicality. Do not miss the chance to view this delightful property and envision your future here.



### Entrance Hallway

Upvc entrance door, stairs leading to first floor landing.

### Lounge

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

Dual aspect with Upvc double glazed windows to both front and rear, 2 x radiators.

### Kitchen Diner

17'0" x 9'10" (max) (5.2m x 3.0m (max))

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, hob and extractor hood. Radiator, Upvc double glazed windows to both front and rear along with Upvc entrance doors.

### Bedroom 1

11'9" x 10'9" (3.6m x 3.3m)

Upvc double glazed window, radiator.

### Bedroom 2

14'5" x 8'6" (max) (4.4m x 2.6m (max))

Upvc double glazed window, radiator.

### Bedroom 3

9'10" x 6'6" (3.0m x 2.0m)

Upvc double glazed window, radiator.

### Shower Room

Glass shower enclosure with tiled walls, vanity wash hand basin and low level wc. Upvc double glazed window, radiator.

### Externally

Garden area to the front with enclosed garden to the rear.

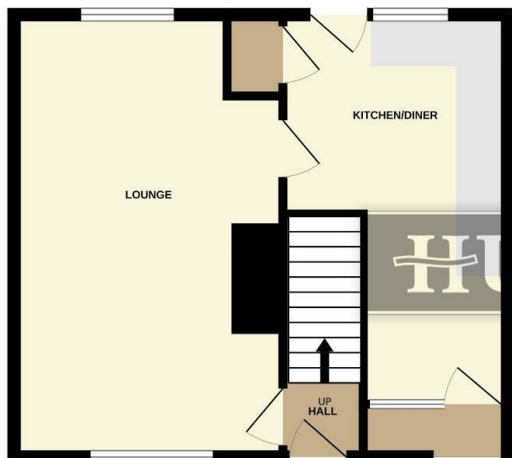
### Material Information - Oldham

Tenure Type; Freehold

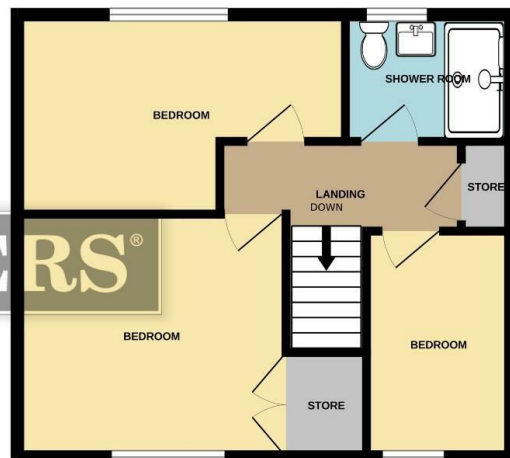
Council Tax Banding; A

# Floorplan

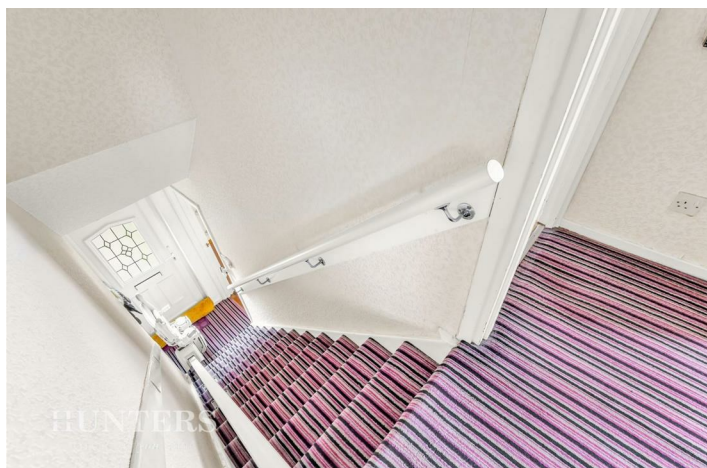
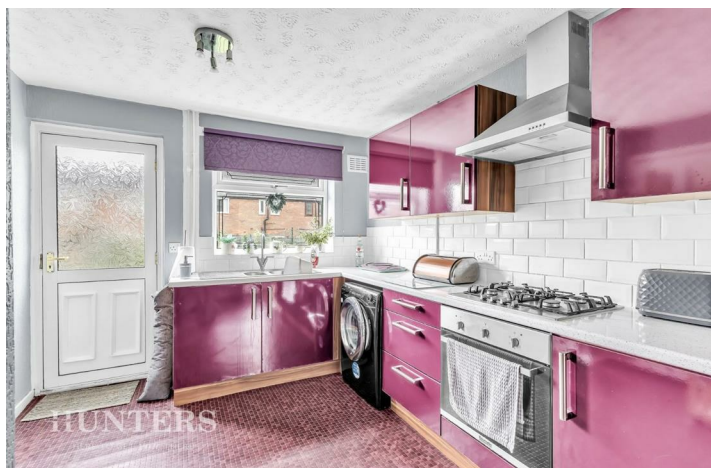
GROUND FLOOR



1ST FLOOR



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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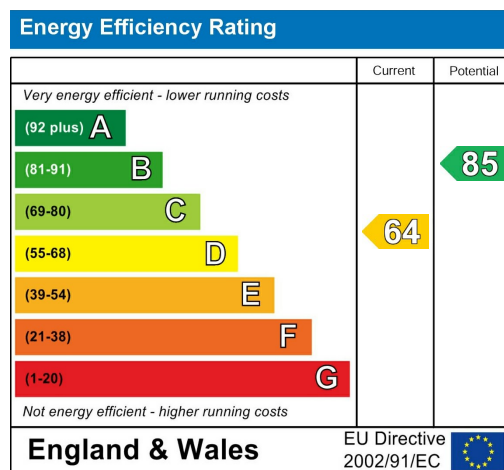








## Energy Efficiency Graph

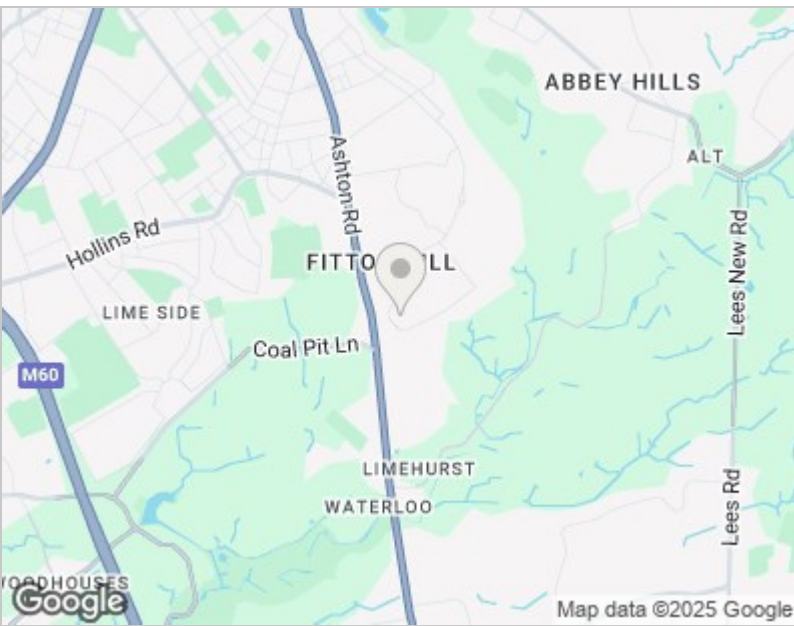


## Viewing

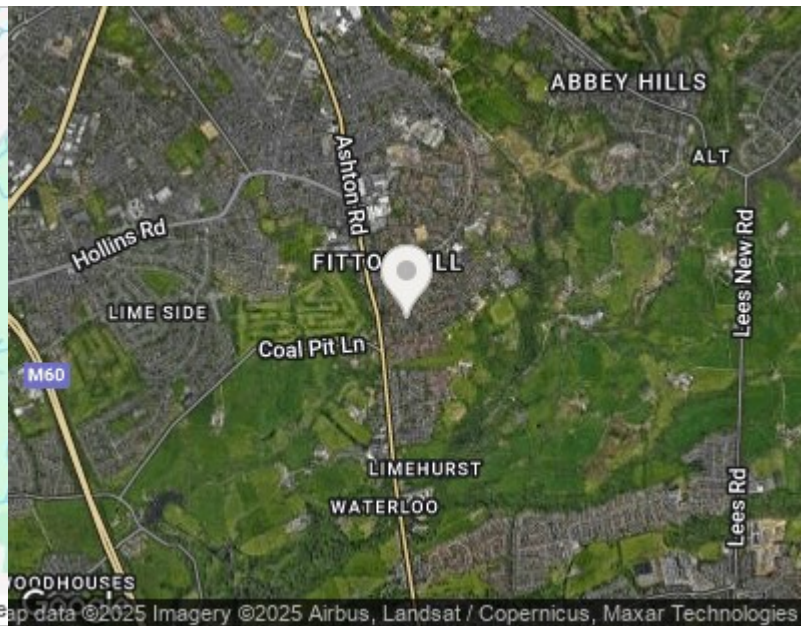
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



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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