Beaufont Drive

Oldham, OL4 5LL

Price £210,000

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- CUL-DE-SAC LOCATION
- SEMI-DETACHED BUNGALOW
- SOLAR PANELS
- UPVC DOUBLE GLAZING
- FRONT & REAR GARDEN

- VIEWS TO THE REAR
- 3 BEDROOMS
- GAS CENTRAL HEATING
- DRIVEWAY AND GARAGE
- EPC RATING B

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Oldham, OL4 5LL

Price £210,000

Located in the quiet cul-de-sac of Beaufont Drive, Oldham, this charming semi-detached bungalow offers a delightful blend of comfort and convenience.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow boasts a wet room, designed for ease of use and accessibility, ensuring that all your needs are met.

The property is further enhanced by solar panels, gas central heating and UPVC double glazing, ensuring a cosy environment throughout the year while maintaining energy efficiency. The long driveway leads to a detached garage, providing ample parking and additional storage options.

One of the standout features of this home is its picturesque views of the local countryside from the rear, allowing you to enjoy the beauty of nature right from your own garden. This setting is perfect for those who appreciate outdoor living and the peace that comes with it.

In summary, this semi-detached bungalow on Beaufont Drive presents an excellent opportunity for anyone looking to settle in a peaceful location while still being close to local amenities. With its spacious layout, modern features, and stunning views, this property is not to be missed. EPC Rating B

Entrance Hallway
Upvc entrance door, radiator.

Lounge
17'8" x 9'10" (5.4m x 3.0m)
Upvc double glazed window, radiator.

Kitchen
9'10" x 9'10" (3.0m x 3.0m)
Fitted base units with work surfaces and stainless steel sink. Upvc double glazed window, Upvc door to rear garden

Bedroom 1
11'9"x 10'9" (3.6mx 3.3m)
Upvc double glazed window, radiator.

Bedroom 2
9'10" x 7'6" (3.0m x 2.3m)
Upvc double glazed window, radiator.

Bedroom 3
8'10" x 7'6" (2.7m x 2.3m)
Upvc double glazed window, radiator.

Shower Room
7'6" x 5'2" (2.3m x 1.6m)
Fitted out as wet room with electric shower, wash hand basin and low level wc. Upvc double glazed window, radiator.

Externally
Garden area to the front along with driveway leading down the side of the property to the detached garage. Rear garden with patio and lawn along with great views over local countryside.

Material Information - Oldham
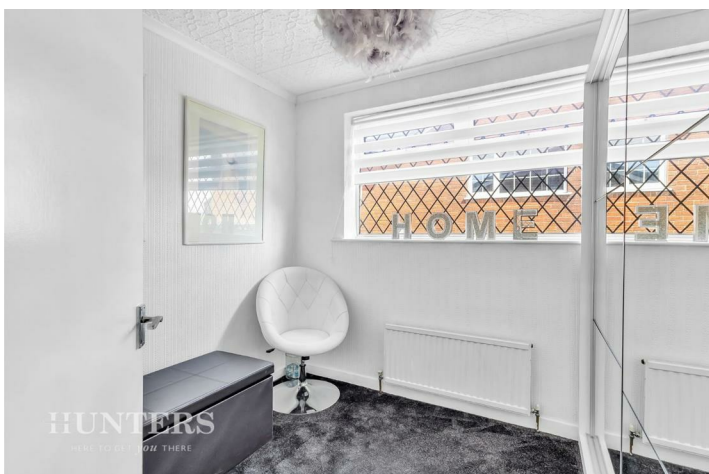Tenure Type; Leasehold
Leasehold Years remaining on lease; 939
Leasehold Ground Rent Amount, £10
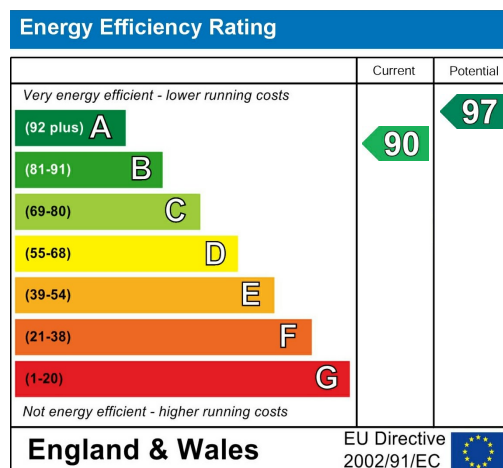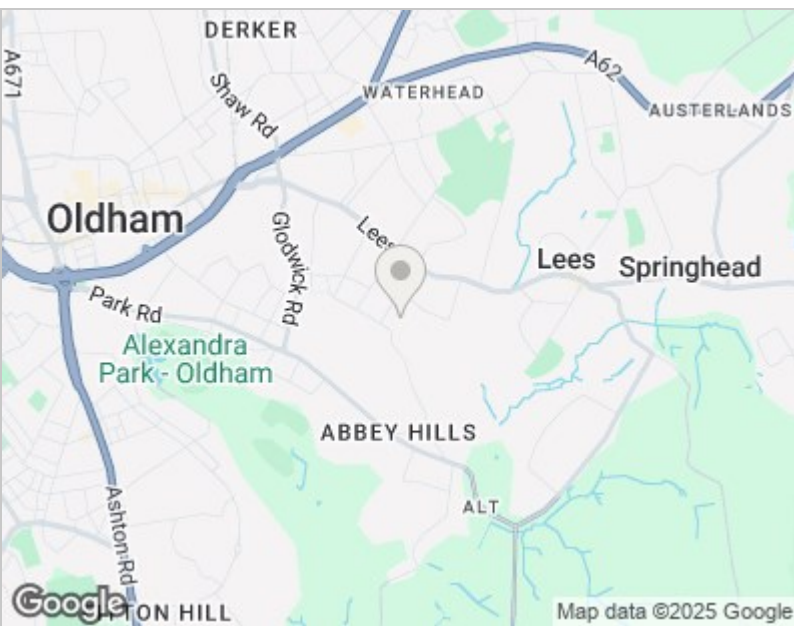Council Tax Banding; C

Floorplan

GROUND FLOOR

BEDROOM

KITCHEN

SHOWER ROOM

HUNTERS®

HALL

LOUNGE

BEDROOM

BEDROOM

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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Tel: 0161 669 4833

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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

832 Hollins Road, Oldham, OL8 4SR
Tel: 0161 669 4833 Email: oldham@hunters.com
https://www.hunters.com