

HUNTERS®

HERE TO GET *you* THERE



Green Lane

Garden Suburbs, OL8 3BA

Price £265,000



- WELL PRESENTED & MAINTAINED
- SEMI-DETACHED
- GAS CENTRAL HEATING
- LONG DRIVE & DETACHED GARAGE
- FRONT & REAR GARDEN

- POPULAR LOCATION
- 2 BEDROOMS
- UPVC DOUBLE GLAZING
- DETACHED GARAGE
- EPC RATING D

Tel: 0161 669 4833

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Nestled in the sought-after area of Garden Suburbs, this charming semi-detached house on Green Lane offers a delightful blend of modern living and outdoor space. With two well-proportioned bedrooms and a stylishly presented bathroom, this property is perfect for small families or professionals seeking a comfortable home.

Upon entering, you will be greeted by a welcoming reception room that exudes warmth and character, making it an ideal space for relaxation or entertaining guests. The modern interior has been meticulously maintained, ensuring a fresh and inviting atmosphere throughout.

The property boasts both front and rear gardens, providing ample opportunity for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air. A long driveway leads to a detached garage, offering convenient parking and additional storage space.

Further enhancing the appeal of this home is the gas central heating and UPVC double glazing, ensuring comfort and energy efficiency all year round.

This well-located property in Garden Suburbs is not just a house; it is a place to create lasting memories. With its modern amenities and charming outdoor spaces, it presents an excellent opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this lovely house your new home.

Entrance Hallway

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

Lounge

14'1" x 13'9" (4.3m x 4.2m)

Upvc double glazed window, Inset gas fire, radiator.

Kitchen Diner

20'11" x 10'2" (6.4m x 3.1m)

Fitted wall and base units with work surfaces and splashback. Double electric oven, hob and extractor hood. 2 x Upvc double glazed window, radiator. Upvc French doors leading to rear.

Landing

Upvc double glazed window.

Bedroom 1

14'1" x 13'9" (4.3m x 4.2m)

Fitted wardrobes, Upvc double glazed window.

Bedroom 2

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

Upvc double glazed window, radiator.

Shower Room

Shower encloser with thermostatic shower, concealed cistern wc and vanity wash hand basin.

Upvc double glazed window, radiator.

Externally

Long driveway to the side leading to detached garage. Small garden area to the front with enclosed garden to the rear with decking and artificial grass.

Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; C

Floorplan



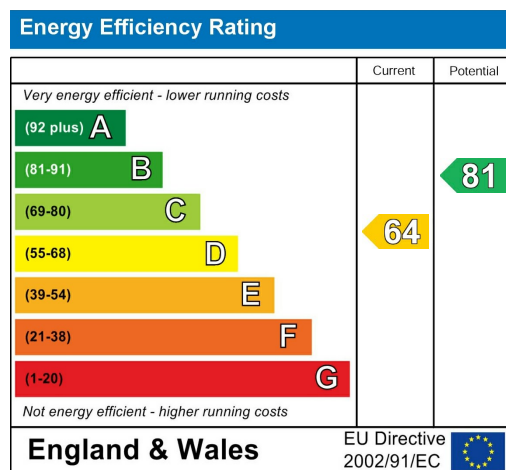
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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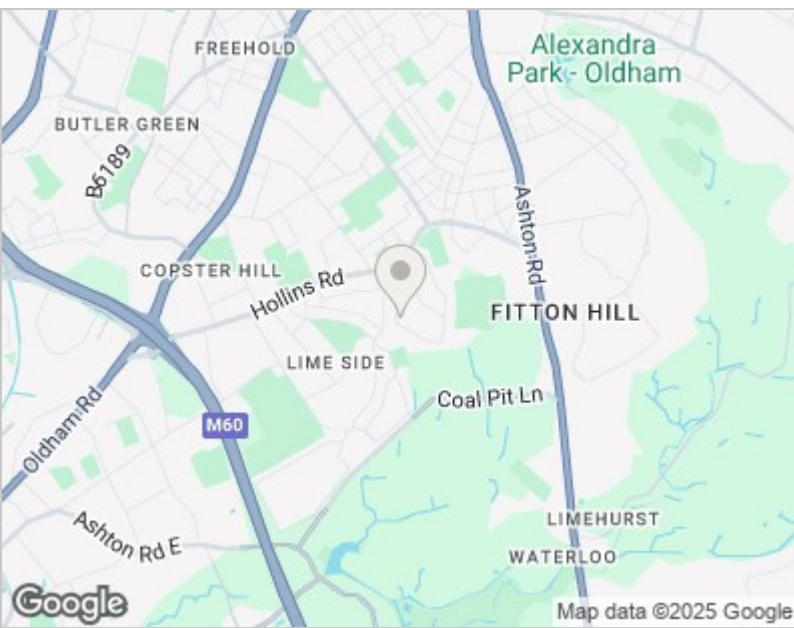
Energy Efficiency Graph



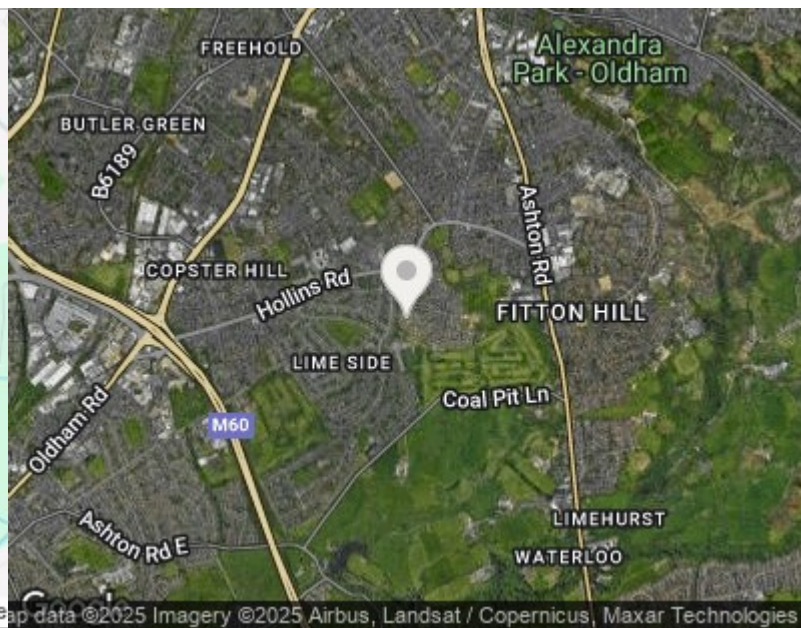
Viewing

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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