

# HUNTERS®

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## Rising Lane

Garden Suburbs, Oldham, OL8 3AN

Price £320,000



- SOUGHT AFTER LOCATION
- 4 BEDROOMS
- UPVC DOUBLE GLAZING
- LONG DRIVEWAY & GARAGE
- EPC RATING C

- EXTENDED SEMI-DETACHED
- GAS CENTRAL HEATING
- GUEST WC
- ENCLOSED REAR GARDEN

Tel: 0161 669 4833

# Rising Lane

Garden Suburbs, Oldham, OL8 3AN

Price £320,000



Located in the sought-after area of Rising Lane, Oldham, this charming extended semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting four bedrooms, this property is designed to accommodate the needs of modern family living.

Upon entering, you are welcomed into a generous reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the good-sized family kitchen diner, which provides ample space for family meals and gatherings. This area is ideal for those who enjoy cooking and socialising simultaneously.

The property features a well-maintained enclosed south-facing rear garden, complete with a patio area, lawn, and vibrant flowerbeds. This outdoor space is perfect for children to play, or for hosting summer barbecues with friends and family.

Additional highlights include gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout the year. The inclusion of a conservatory adds further versatility to the living space, allowing for a bright and airy area to enjoy the garden views.

Parking is a breeze with space for up to three vehicles, making this home not only practical but also convenient for busy families. Located in the popular Garden Suburbs, this property is well-positioned to benefit from local amenities, schools, and transport links.

In summary, this semi-detached house on Rising Lane is a delightful family home that combines space, comfort, and a lovely outdoor area, making it a must-see for anyone looking to settle in Oldham.

### Entrance Hallway

Upvc entrance door, radiator.

### Lounge

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

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

### Kitchen Diner

21'3" x 10'5" (6.5m x 3.2m)

Fitted wall and base units with Belfast sink, work surfaces and splashback. 2 x Upvc French doors, 1 leading to the conservatory and 1 leading to the rear garden. Radiator, understairs storage.

### Conservatory

9'6" x 8'10" (2.9m x 2.7m)

Upvc double glazed windows and French doors leading to rear garden.

### Guest WC

Low level wc and wash hand basin. Upvc double glazed window.

### Bedroom 1

14'1" x 8'10" (4.3m x 2.7m)

Shower enclosure, Upvc double glazed bay window, radiator.

### Bedroom 2

10'5" x 8'10" (3.2m x 2.7m)

Upvc double glazed window, radiator.

### Bedroom 3

7'10" x 7'6" (2.4m x 2.3m)

Upvc double glazed window, radiator.

### Bedroom 4

7'2" x 6'10" (2.2m x 2.1m)

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.

### Detached Garage

Up and over door to the front.

### Externally

Garden area to the front with long driveway to the side leading to the garage, whist to the rear is a good sized well maintained garden.

### Material Information - Oldham

Tenure Type; Leasehold

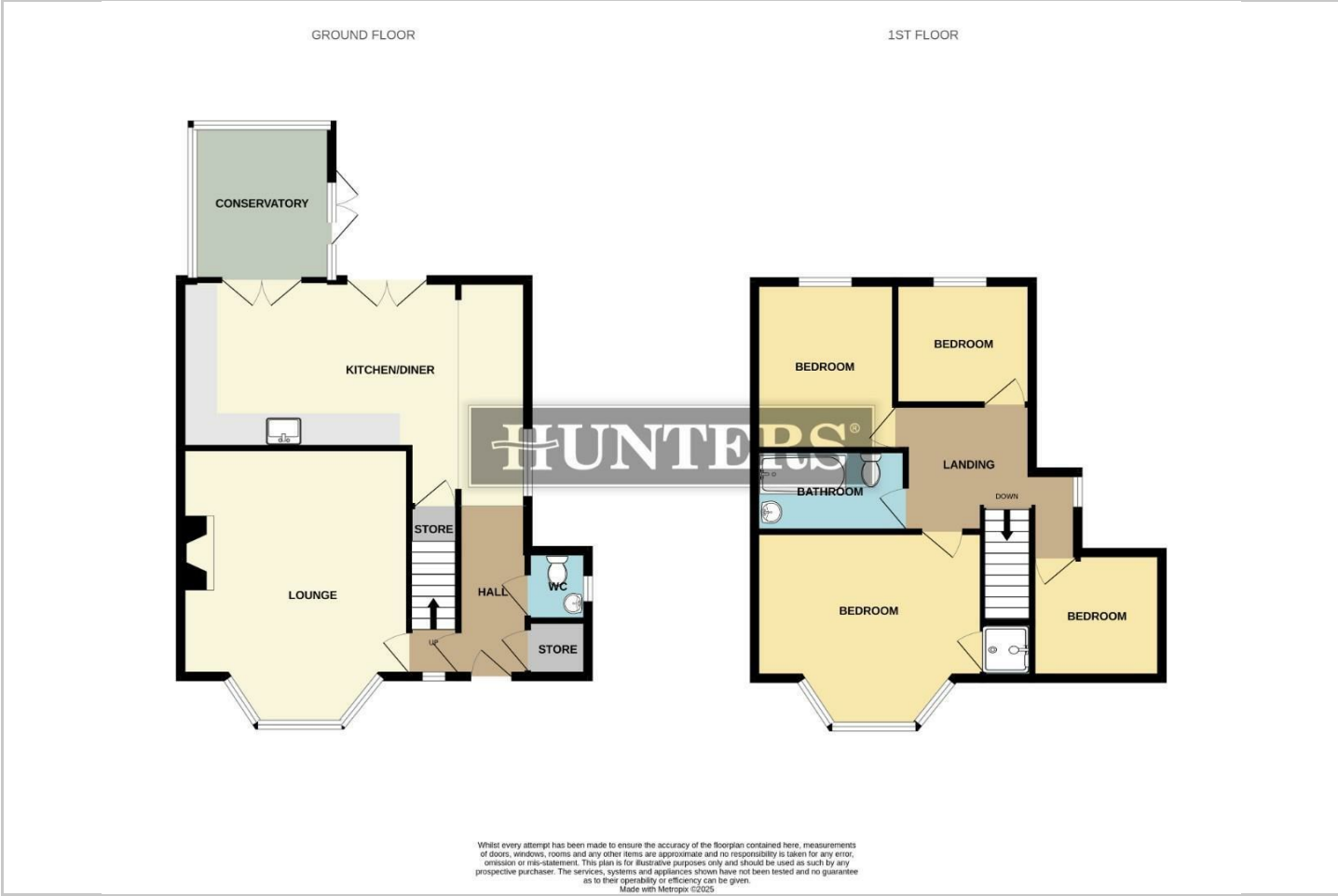
Leasehold Years remaining on lease; 940

Leasehold Ground Rent Amount, £6.00

Council Tax Banding; C



Floorplan



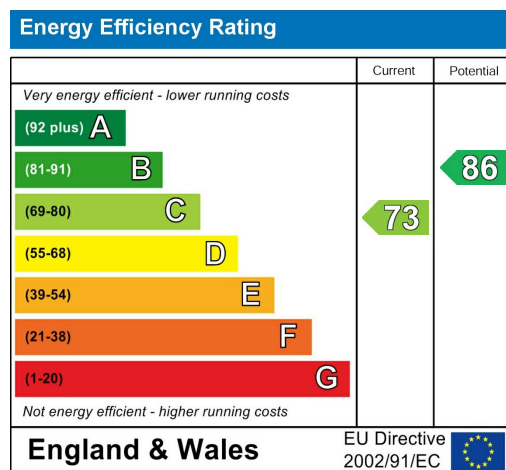








## Energy Efficiency Graph

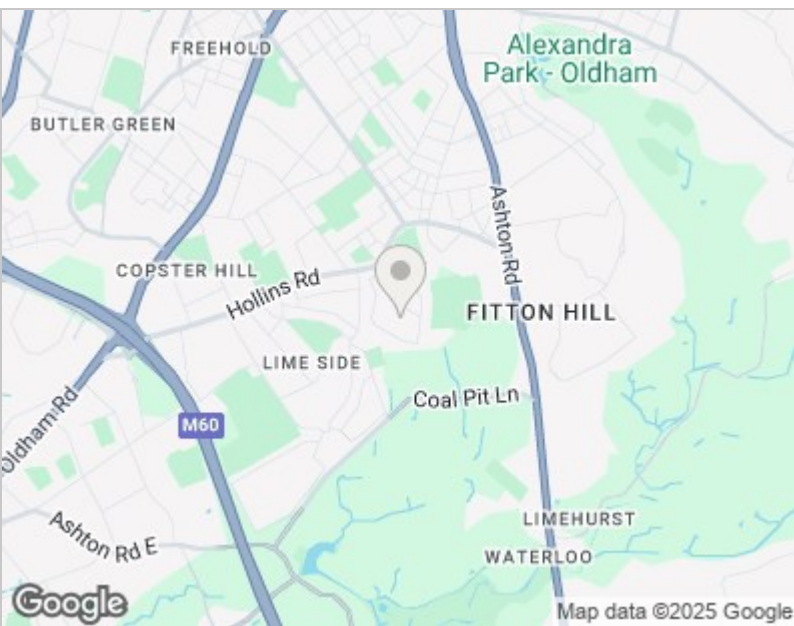


## Viewing

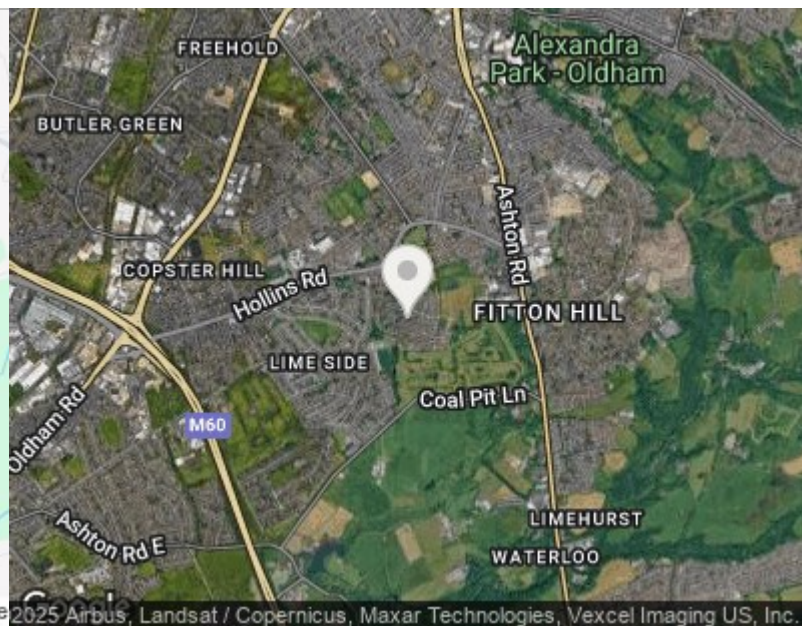
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



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.

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