

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Dunster Close

Chadderton, Oldham, OL9 8BS

Offers Over £260,000



- WELL PRESENTED AND MAINTAINED
- 3 DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- 2ND FLOOR BALCONY
- GOOD SIZED REAR GARDEN

- 3 STOREY SEMI-DETACHED
- EN SUITE SHOWER ROOM
- UPVC DOUBLE GLAZING
- ATTACHED GARAGE
- EPC RATING C

Tel: 0161 669 4833

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Nestled in the tranquil cul-de-sac of Dunster Close, Chadderton, this modern semi-detached house, constructed by Redrow around 2010, offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families seeking a spacious and contemporary home.

The house boasts a generous reception room, perfect for entertaining guests or enjoying family time. One of the standout features of this property is the unique walk-out balcony located on the top floor, providing a charming outdoor space to relax and enjoy the views. The property is one of only two of its kind in this development, ensuring a sense of exclusivity.

The home is equipped with gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. Additionally, there is ample parking available for up to three vehicles, making it convenient for families with multiple cars.

Situated close to local amenities, this property is well-connected to transport links, including the motorway and tram network, making commuting a breeze. Families will appreciate the nearby children's play area, providing a safe and enjoyable space for outdoor activities.

In summary, this semi-detached house on Dunster Close is a fantastic opportunity for those looking for a modern, family-friendly home in a peaceful setting, while still being close to essential services and transport options. Don't miss the chance to make this lovely property your own. EPC Rating C

### Entrance Hallway

Radiator, stairs to first floor landing.

### Guest WC

Low level wc, wash hand basin. Radiator, extractor fan.

### Lounge

14'9" x 12'1" (4.5m x 3.7m)

Upvc French doors to rear garden, Upvc double glazed window, radiator.

### Kitchen

13'5" x 7'10" (4.1m x 2.4m)

Fitted wall and base units with work surfaces and stainless steel sink. Electric oven, gas hob and extractor hood. Integrated fridge freezer, washing machine and dishwasher. Upvc double glazed window.

### Landing

Upvc double glazed window, storage cupboard.

### Bedroom 2

15'5" x 7'10" (4.7m x 2.4m)

Upvc double glazed window, radiator.

### Bedroom 3

12'1" x 7'10" (3.7m x 2.4m)

Upvc double glazed window, radiator.

### Bathroom

3 piece suite comprising bath, pedestal wash hand basin and low level wc. Upvc double glazed window, radiator.

### Bedroom 1

17'0" x 11'1" (5.2m x 3.4m)

Upvc French doors to balcony, Upvc double glazed window, 2 x velux window, radiator.

### En Suite

Shower enclosure, wash hand basin and low level wc. Radiator, extractor fan and velux window.

### Attached Garage

Up and over door to the front, power and lighting, rear door leading to enclosed garden.

### Externally

Driveway to the side leading to garage, good sized enclosed garden to the rear with lawn and flowerbeds. Not directly overlooked and wonderful sun trap.

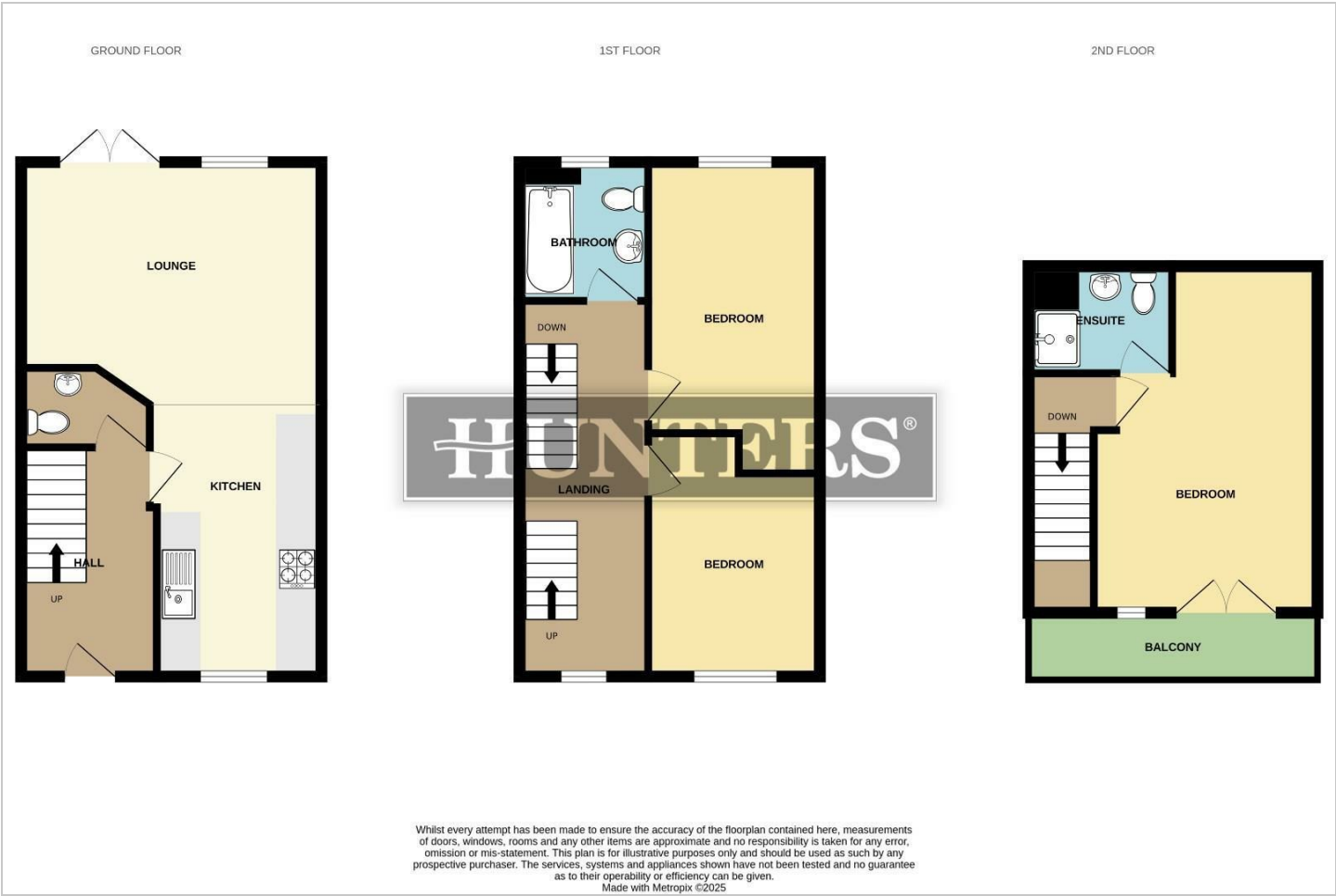
### Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; C



Floorplan



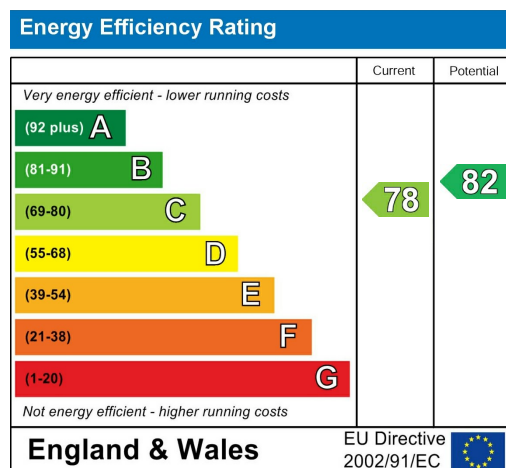








## Energy Efficiency Graph

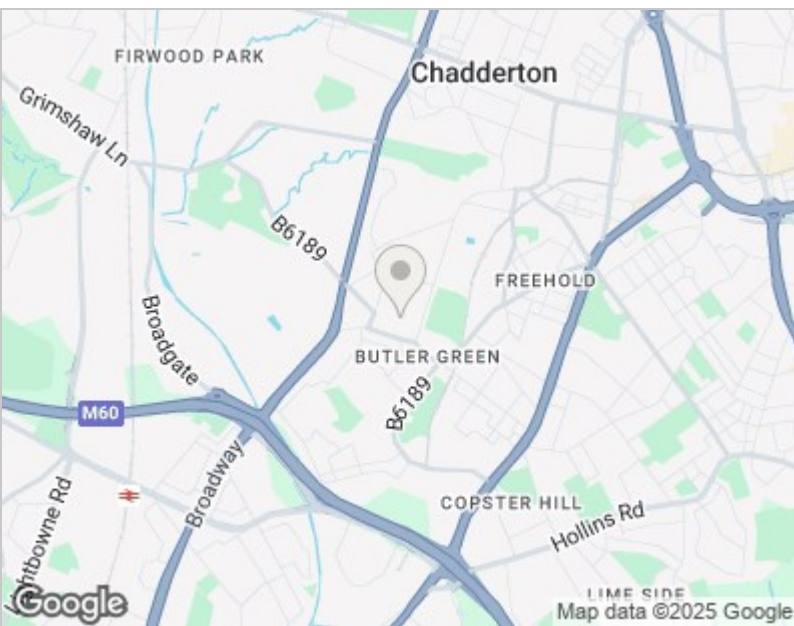


## Viewing

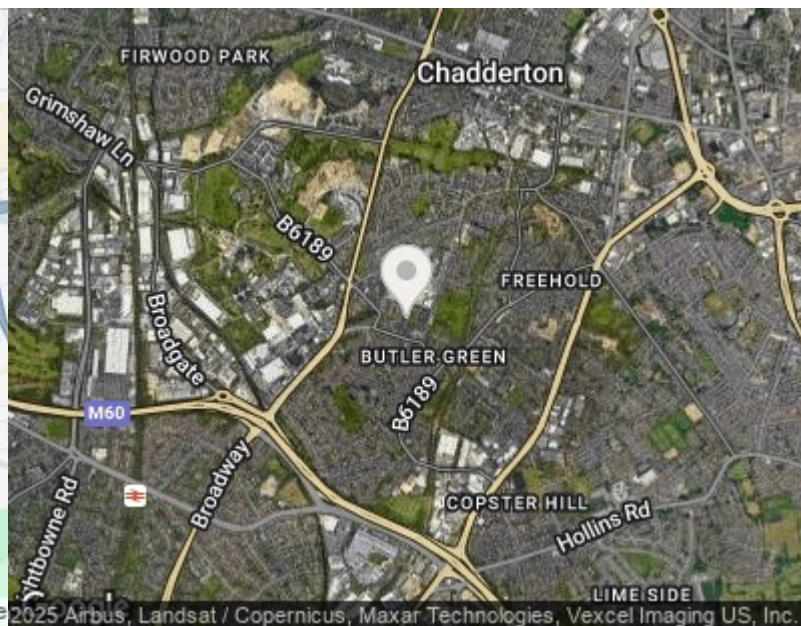
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



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.

832 Hollins Road, Oldham, OL8 4SR  
Tel: 0161 669 4833 Email: [oldham@hunters.com](mailto:oldham@hunters.com)  
<https://www.hunters.com>

