

HUNTERS®

HERE TO GET *you* THERE



Rowan Tree Road

Oldham, OL8 3LG

Offers In Excess Of £260,000



- MODERN SEMI-DETACHED
- EN-SUITE TO MASTER BEDROOM
- GAS CENTRAL HEATING
- ORANGERY
- REAR GARDEN

- 3 STOREY ACCOMMODATION
- GROUND FLOOR WC
- UPVC DOUBLE GLAZING
- DRIVEWAY TO SIDE
- EPC RATING B

Tel: 0161 669 4833

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Welcome to this modern semi-detached house located on Rowan Tree Road in the charming area of Oldham. Built in 2017, this property offers a contemporary living experience with a generous 1,064 square feet (Aprox) of well-designed space spread over three storeys.

The layout is both practical and stylish, making it an ideal home for those seeking comfort and convenience. The property boasts three spacious bedrooms, providing ample space for relaxation and rest.

The bathroom is thoughtfully designed, catering to the needs of a modern family. One of the standout features of this home is the enclosed rear garden, offering a private outdoor space for children to play or for hosting summer barbecues. Additionally, the driveway to the side of the property ensures that parking is never a concern.

Situated in a convenient location, this home is well-connected to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

In summary, this Semi-Detached house on Rowan Tree Road presents a wonderful opportunity for those looking for a modern, spacious, and well-located home in Oldham. Don't miss the chance to make this delightful property your own.

Entrance Hallway

Radiator, stairs to first floor landing.

Lounge

12'5" x 11'5" (3.8m x 3.5m)

Upvc double glazed bay window, radiator.

Guest WC

Low level wc and wash hand basin. Upvc double glazed window, radiator, extractor fan.

Kitchen Diner

14'5" x 8'10" (4.4m x 2.7m)

Fitted wall and base units with work surfaces and splashback. Electric oven, gas hob and extractor hood. Upvc double glazed window, radiator. French doors to conservatory.

Orangery

12'5" x 6'10" (3.8m x 2.1m)

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

Bedroom 2

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

2 x Upvc double glazed window, radiator.

Bedroom 3

8'6" x 7'10" (2.6m x 2.4m)

Upvc double glazed window, radiator.

Bathroom

7'10" x 6'6" (2.4m x 2.0m)

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

Dressing Area

6'2" x 5'6"mm x (1.9m x 1.7mm x)

Upvc double glazed window, radiator.

Bedroom 1

14'9" x 12'9" (4.5m x 3.9m)

Fitted wardrobes, Upvc double glazed window, radiator.

En Suite

Shower enclosure, wash hand basin and low level wc. Velux roof window, heated towel rail.

Externally

Drive way to the side with enclosed garden to the rear.

Material Information - Oldham

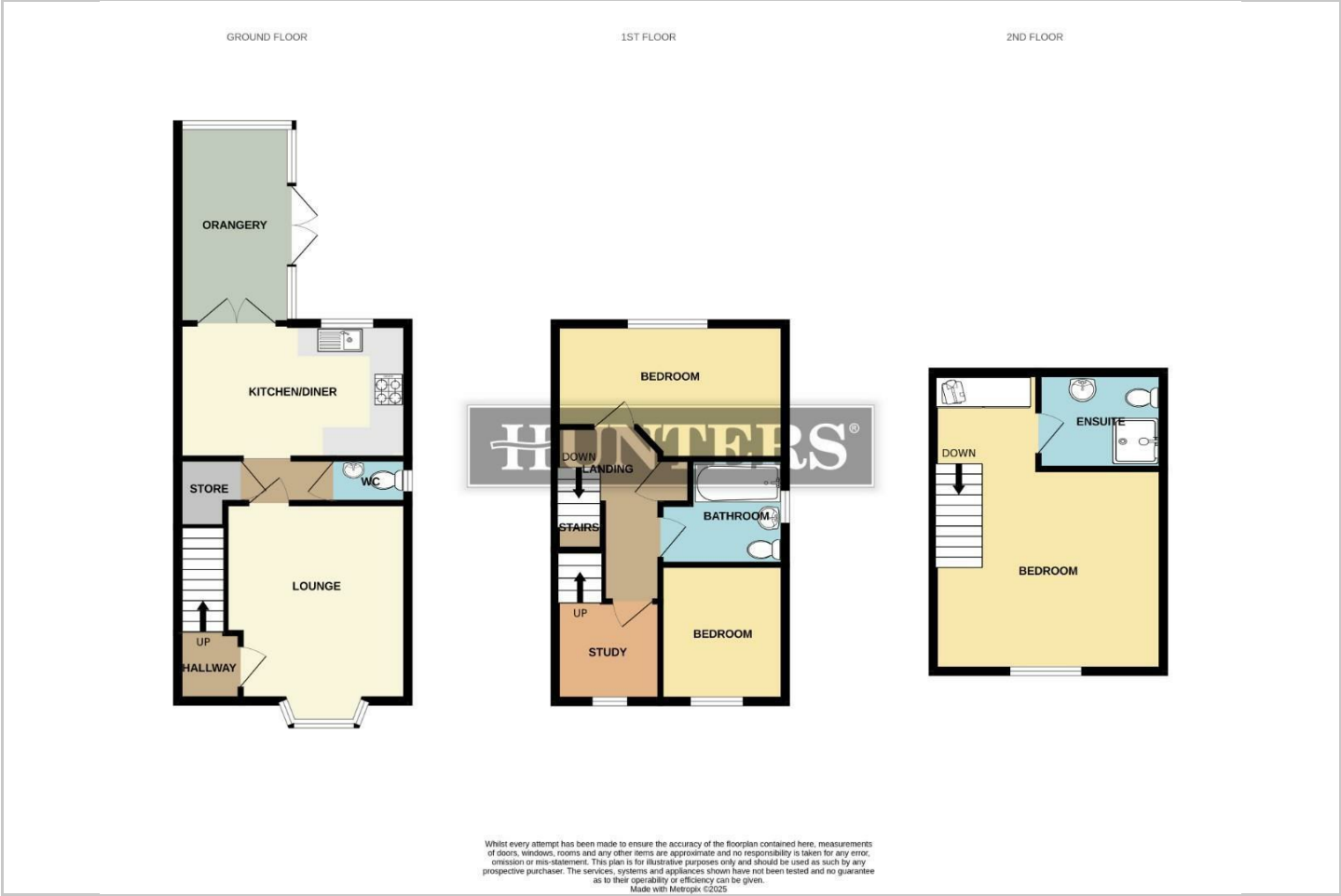
Tenure Type;

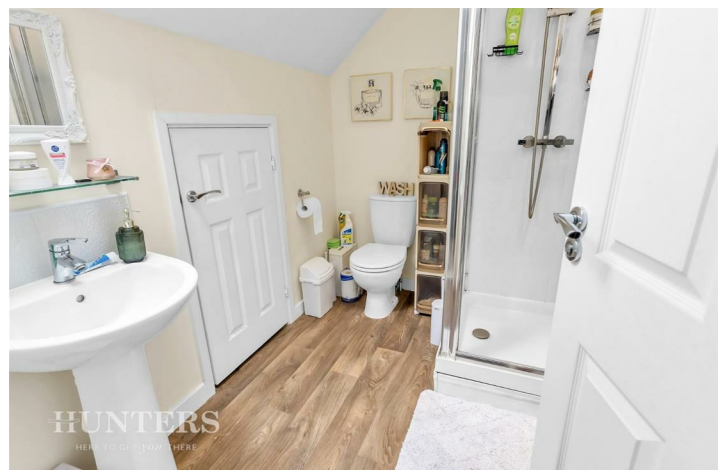
Leasehold Years remaining on lease; 241

Leasehold Ground Rent Amount, £150.00

Council Tax Banding;

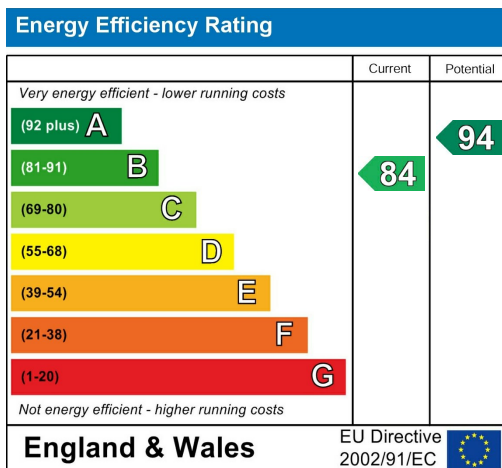
Floorplan







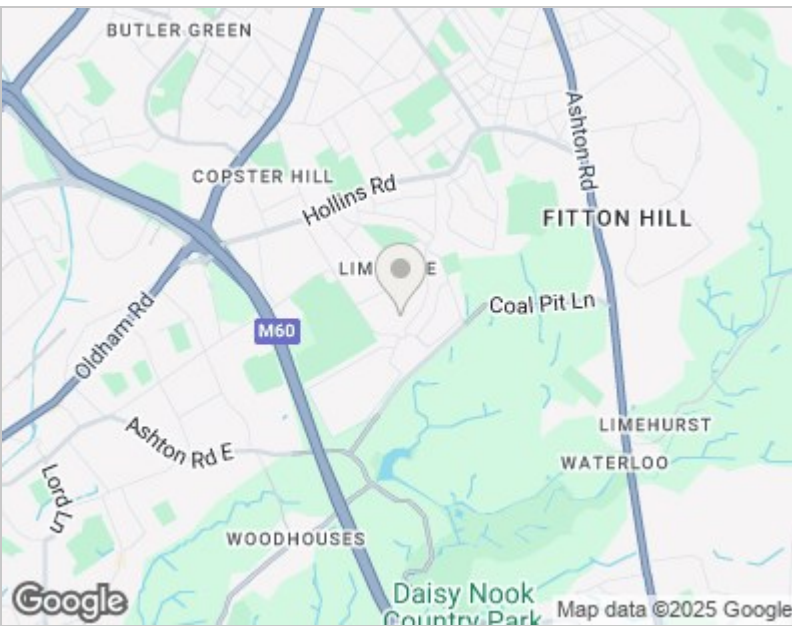
Energy Efficiency Graph



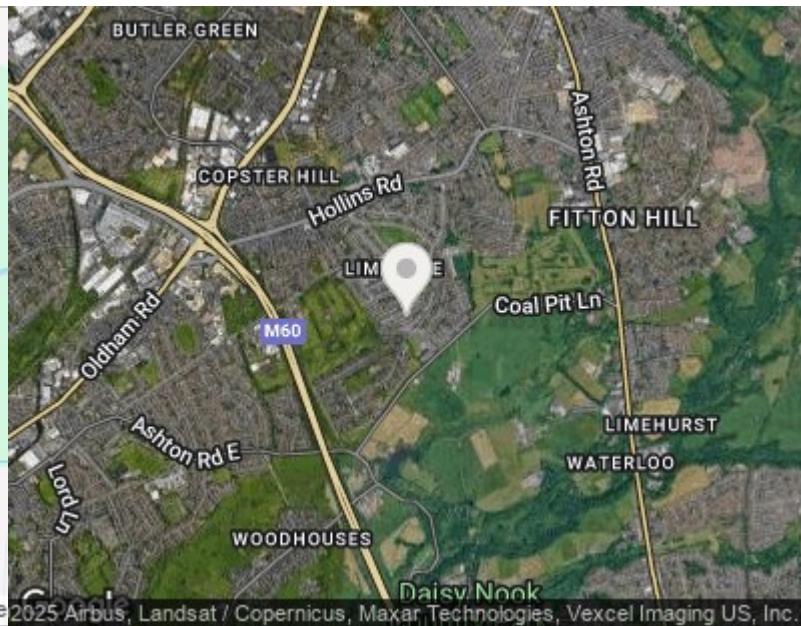
Viewing

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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