

HUNTERS®

HERE TO GET *you* THERE



Green Lane

Garden Suburbs, Oldham, OL8 3BB

Offers Over £375,000



- SPACIOUS SEMI-DETACHED
- 3 DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- DRIVEWAY
- OVERLOOKING GOLF COURSE

- POPULAR LOCATION
- 2 RECEPTIONS ROOMS
- UPVC DOUBLE GLAZING
- SOUTH FACING REAR GARDEN

Tel: 0161 669 4833

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This well presented and spacious three-bedroom semi-detached family home is ideally situated in a highly sought-after residential area, offering generous living accommodation and a prime position backing onto the golf course.

Inside, the property features two bright and versatile reception rooms, along with a modern open-plan kitchen/diner—perfect for everyday family life as well as entertaining. A convenient ground floor WC adds to the practicality, while upstairs you'll find three well-proportioned double bedrooms and a family bathroom.

The standout feature of this home is the south-facing rear garden, which enjoys plenty of sunlight throughout the day and benefits from open views directly over the golf course..

Well-presented throughout and lovingly maintained by the current owners, this is a fantastic opportunity to acquire a move-in-ready family home in a popular and convenient location, close to local amenities, well-regarded schools, and excellent transport links.

Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

Entrance Hallway

Radiator, Upvc double glazed window, stairs leading to first floor landing.

Guest WC

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

Lounge

15'4" x 11'9" (4.7m x 3.6m)

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

Dining Room

11'9" x 11'5" (3.6m x 3.5m)

Upvc double glazed bay window, radiator.

Kitchen

11'9" x 8'6" (3.6m x 2.6m)

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

Bedroom 1

11'9" x 11'9" (3.6m x 3.6m)

Upvc double glazed bay window, radiator.

Bedroom 2

11'9" x 9'6" (3.6m x 2.9m)

Fitted wardrobes, Upvc double glazed window, radiator.

Bedroom 3

15'8" x 6'6" (4.8m x 2.0m)

Upvc double glazed window, radiator.

Bathroom

Corner shower enclosure, wash hand basin and low level wc. Wall and floor tiles, Upvc double glazed window, radiator.

Loft Room

18'4" x 12'5" (5.6m x 3.8m)

Velux roof window, radiator.

Externally

Garden area to the front with flagged driveway to

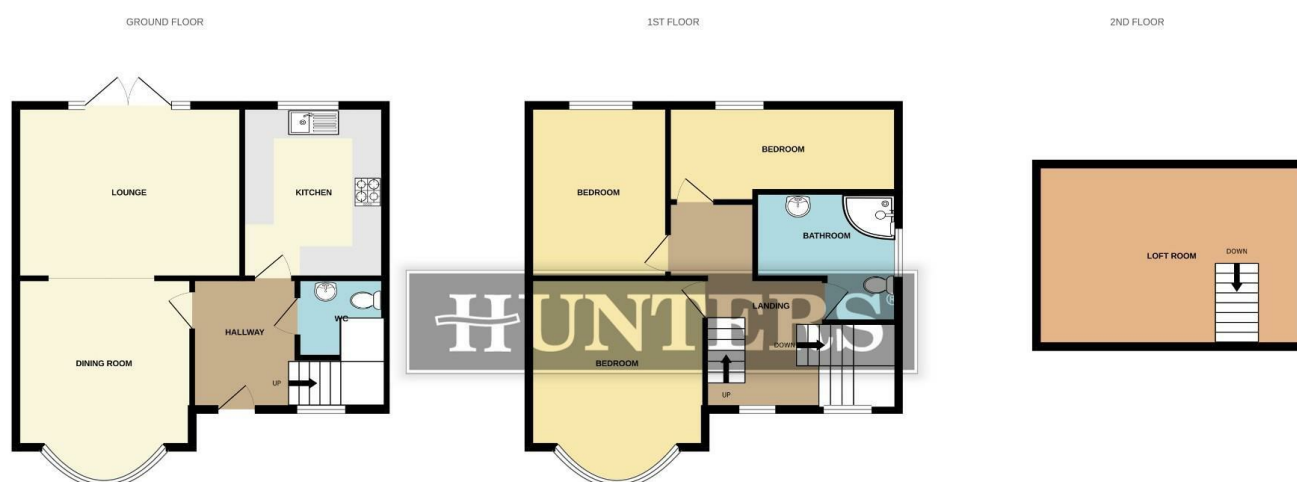
the side. To the rear is a South facing enclosed garden overlooking the Golf Course.

Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; D

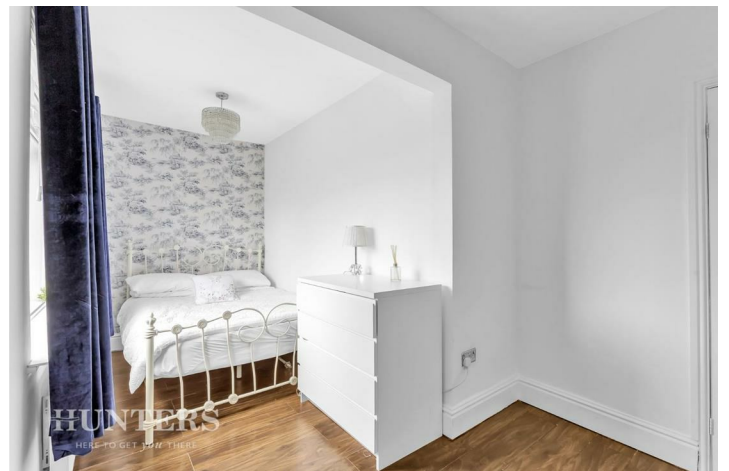
Floorplan



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.

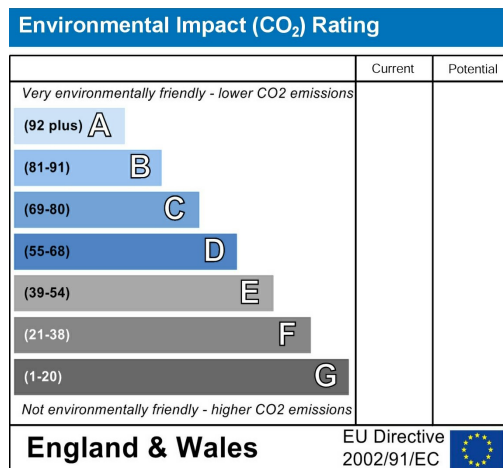
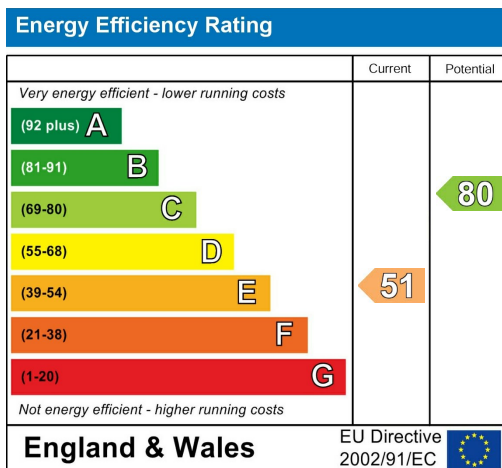
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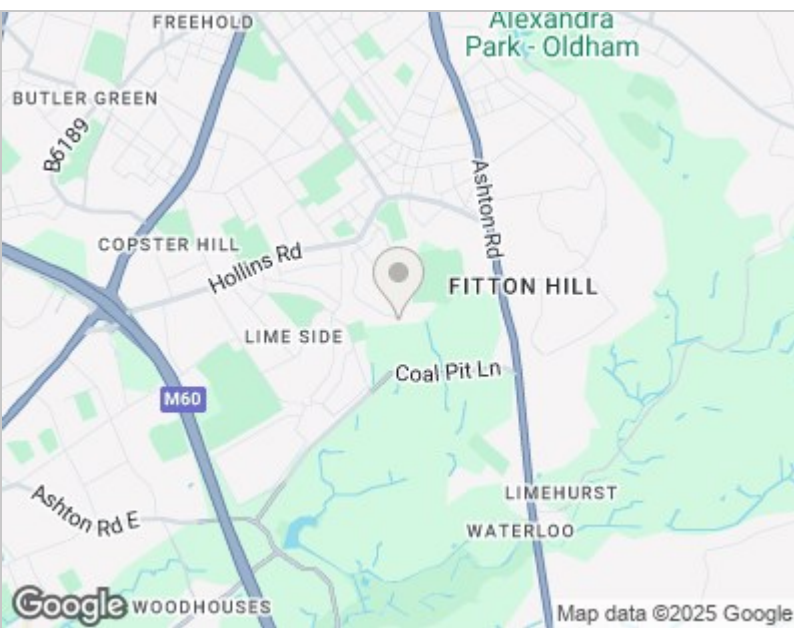
Energy Efficiency Graph



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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