

HUNTERS[®]

HERE TO GET *you* THERE



Green Lane

Oldham, OL8 3AZ

Offers Over £300,000



- WELL PRESENTED & MAINTAINED
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- GARDENS FRONT AND REAR
- POPULAR LOCATION

- SEMI-DETACHED
- EXTENDED KITCHEN
- GAS CENTRAL HEATING
- DRIVEWAY AND GARAGE
- VIEWING HIGHLY RECOMMENDED

Tel: 0161 669 4833

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Welcome to this charming semi-detached house located on Green Lane in the sought-after area of Garden Suburbs. This delightful property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining along with an extended kitchen. With three bedrooms, it is ideal for families or those looking for extra room to accommodate guests or create a home office.

The house features a modern shower room and benefits from gas central heating, ensuring warmth and comfort throughout the colder months. The UPVC double glazing enhances energy efficiency and contributes to a peaceful living environment, reducing outside noise.

Outside, you will find well-maintained gardens to both the front and rear, perfect for enjoying the outdoors or hosting summer barbecues. The property also includes a driveway, offering convenient off-road parking, as well as a detached garage, providing additional storage or workshop space.

Situated in a popular location, this home is close to local amenities, schools, and transport links, making it an excellent choice for those seeking a vibrant community. This property presents a wonderful opportunity for anyone looking to settle in a comfortable and inviting home in Oldham. Don't miss your chance to view this lovely residence.

Hallway

Welcoming entrance hall features light wood flooring and a staircase with carpet runner, complemented by natural light from two leaded windows, with a convenient storage cupboard under the stairs.

Lounge

13'11" x 13'11" (4.25m x 4.23m)

A bright and inviting lounge with a large leaded window overlooking the front garden. The room has a neutral carpet and walls, with high ceilings enhanced by crown moulding and a central ornate ceiling rose. A classic fireplace with a marble surround serves as the room's focal point, creating a cosy atmosphere.

Dining Room

11'6" x 10'10" (3.50m x 3.30m)

The dining room offers a traditional setting with a large window providing views and natural light from the rear garden. It features elegant ceiling detailing including cornicing and a ceiling rose, paired with a chandelier light fitting. The fitted carpet and neutral wall tones create a warm dining atmosphere.

Kitchen/Diner

18'1" x 10'10" (5.52m x 3.29m)

Spacious kitchen/diner with a practical layout and plenty of natural light from two windows. The kitchen is fitted with cream units topped with contrasting work surfaces and integrated appliances including an oven and hob with extractor hood. The dining area comfortably fits a round table and chairs, with a side door providing direct access to the rear garden. The floor features a vinyl pattern that complements the neutral palette of the space.

Landing

The landing provides access to all three bedrooms and the bathroom, with a window overlooking the side of the house offering natural light. Neutral walls and carpet give a light and airy feel to this central space connecting the first floor.

Bedroom 1

13'11" x 13'11" (4.25m x 4.23m)

Generous main bedroom with built-in wardrobes and storage, including a fitted vanity desk beneath the leaded front window. The room is carpeted in a neutral shade, with soft beige walls creating a restful environment. A central ceiling light and radiator under the window complete the room's practical and comfortable design.

Bedroom 2

11'6" x 10'10" (3.50m x 3.30m)

A bright second bedroom with a bay window overlooking the front garden, featuring built-in wardrobes and a shelving unit with glass doors. Neutral carpet and pale walls with a soft blue accent provide a calm atmosphere, enhanced by ceiling lighting and a radiator beneath the window.

Bedroom 3

7'9" x 7'5" (2.36m x 2.26m)

The third bedroom is a cosy single room with a leaded window looking out to the side. It features a carpeted floor and painted walls, with a simple fitted chest of drawers providing storage and a dressing table positioned under the window.

Bathroom

7'3" x 5'4" (2.22m x 1.64m)

Bathroom with a white suite including a corner shower cubicle, pedestal wash basin, and WC. The room has a vinyl floor and walls partly tiled with pale blue and cream tiles, with a window providing natural light and ventilation.

Rear Garden

The rear garden is private and well-maintained, featuring a central lawn bordered by mature flowerbeds and shrubbery. A paved path leads to a seating area at the far end, perfect for outdoor dining or relaxing. The garden is enclosed by fencing and includes a brick-built shed and other storage units, making it an ideal space for gardening and leisure.

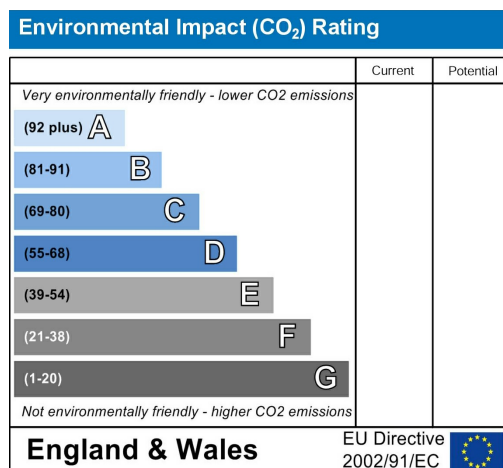
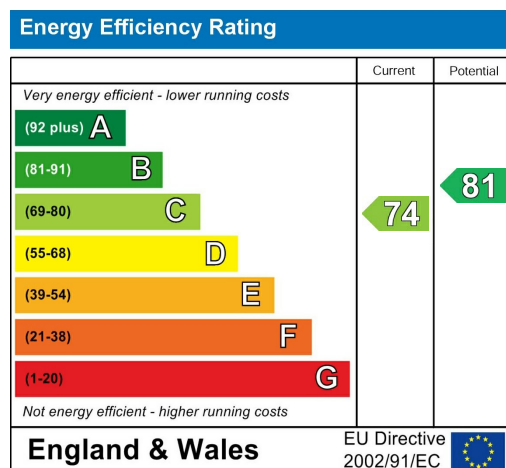
Floorplan







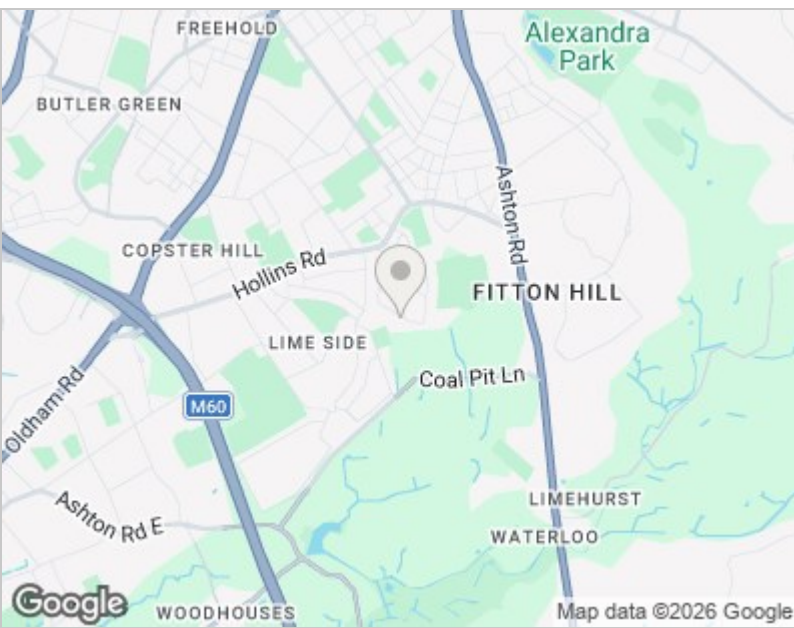
Energy Efficiency Graph



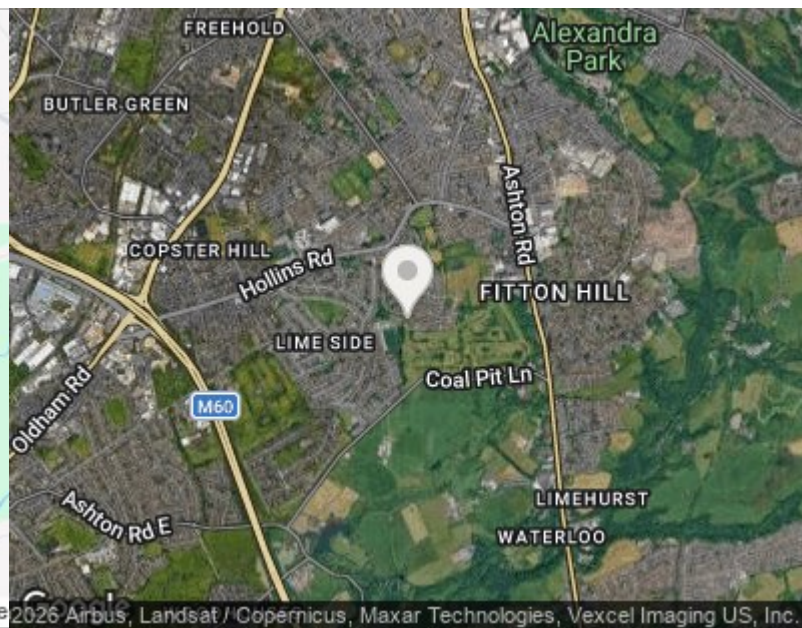
Viewing

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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