

# HUNTERS<sup>®</sup>

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## Wildbrook Crescent

Oldham, OL8 2NY

Offers Over £240,000



- WELL PRESENTED & MAINTAINED
- 3 BEDROOMS
- GAS CENTRAL HEATING
- BI FOLD DOOR TO REAR GARDEN
- CONVENIENT LOCATION

- END TOWN HOUSE
- AIR CONDITIONING
- UPVC DOUBLE GLAZING
- DOUBLE DRIVE TO THE FRONT
- VIEWING HIGHLY RECOMMENDED

Tel: 0161 669 4833

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Welcome to this charming end town house located on Wildbrook Terrace. This well-presented and maintained property offers a comfortable living space of 850 square feet, making it an ideal home for families or professionals alike.

Upon entering, you will find ample space for relaxation and entertaining. The heart of the home is the modern kitchen, featuring elegant granite worktops, integrated appliances, and a central island, perfect for culinary enthusiasts. The property has been thoughtfully designed with air conditioning to the ground floor and 2 of the bedrooms, ensuring a pleasant atmosphere throughout the warmer months.

Gas central heating and UPVC double glazing enhance the comfort and energy efficiency of the home. The bi-fold doors lead to a low-maintenance rear garden, providing a lovely outdoor space for relaxation or entertaining guests. Additionally, the property boasts a double drive at the front, offering convenient off-road parking.

Built in 1990, this home combines modern living with practicality, making it a wonderful opportunity for those seeking a well-located property in Oldham. Don't miss your chance to view this delightful home that perfectly balances comfort and style. EPC Rating C

### Hallway

The welcoming entrance hallway features a contemporary front door with vertical glass panels, patterned wallpaper, and a traditional-style white radiator, creating a stylish and inviting first impression open into kitchen diner.

### Kitchen/Diner

15'2" x 13'8" (4.63m x 4.17m)

The modern kitchen is fitted with sleek, high-gloss cabinetry in a calming blue-grey tone, complemented by granite countertops and a mosaic tile splashback. A central island hosts a gas hob with an overhead stainless steel extractor fan, and there is a built-in double oven and microwave along with integrated fridge freezer, washing machine and dishwasher. The kitchen benefits from plenty of natural light through a front window and open plan to the lounge.

### Lounge

15'2" x 9'0" (4.63m x 2.74m)

The lounge offers a comfortable, light-filled space with a large bi-fold door opening onto the rear patio and garden, allowing natural light to flood in and creating a wonderful connection to the outdoor area. The room is neutrally decorated with light flooring and grey walls, featuring a generous grey leather corner sofa and a wall-mounted television, making it perfect for relaxing or entertaining.

### Bedroom

13'1" x 7'6" (4.01m x 2.3m)

The main bedroom is a spacious and bright retreat featuring wall mounted air conditioning unit, dual windows that bathe the room in natural light. The room is simply decorated with light walls and flooring, housing a large double bed and a wall-mounted television. A separate dressing area adds to the room's functionality and comfort (Previously 2 bedrooms this room could be divided back to 2 rooms to create a 3rd Bedroom)

### Bedroom 2

11'6" x 8'3" (3.50m x 2.53m)

The second bedroom is a smaller, bright room, decorated in soft neutral colours with light flooring. It features wall mounted air conditioning unit, a window overlooking the rear garden, creating a cosy and practical space.

### Bedroom 3

7'6" x 6'10" (2.3m x 2.1m)

The third bedroom is an ideal guest room or home office.

### Bathroom

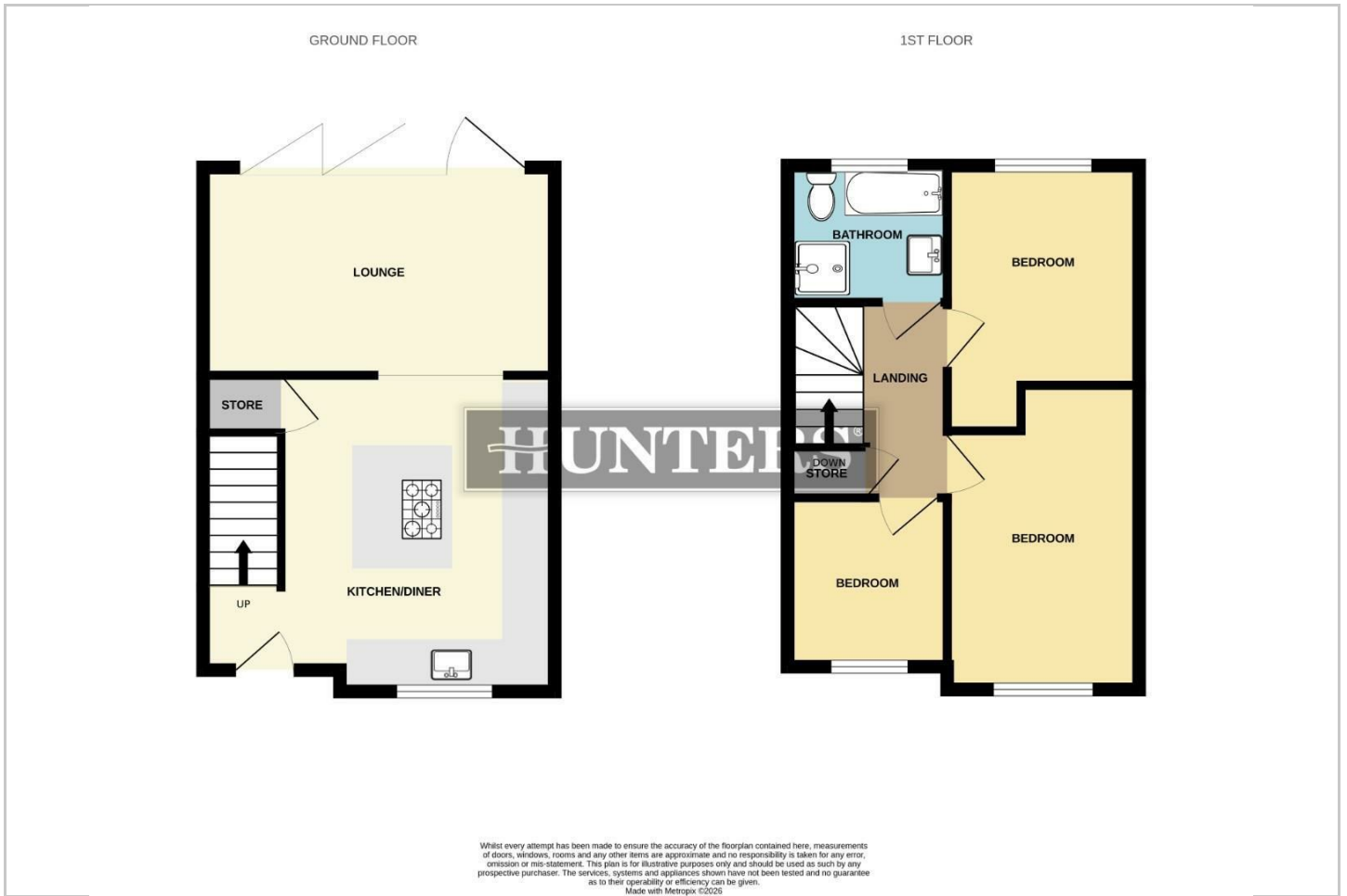
6'11" x 5'11" (2.10m x 1.80m)

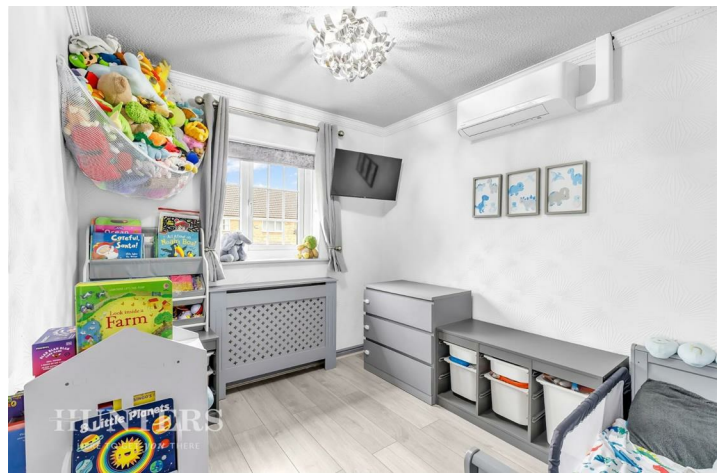
The bathroom combines a modern suite with a separate shower enclosure and a bath, all set against stylish tilework in neutral tones and patterned flooring with underfloor heating. A frosted window provides natural light while maintaining privacy.

### Rear Garden

The rear garden has been beautifully landscaped to offer a peaceful outdoor retreat. A paved patio area adjoins the house, perfect for outdoor dining or relaxing. Beyond the patio, a neatly kept lawn leads to a large timber gazebo, ideal for entertaining or enjoying a quiet moment. The garden is enclosed with dark-painted fencing and mature shrubbery, providing privacy and a pleasant green backdrop.

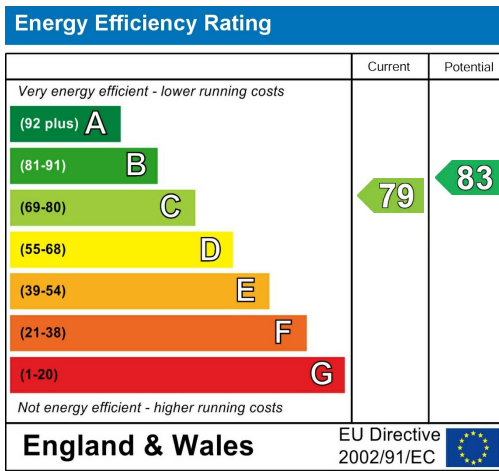
# Floorplan







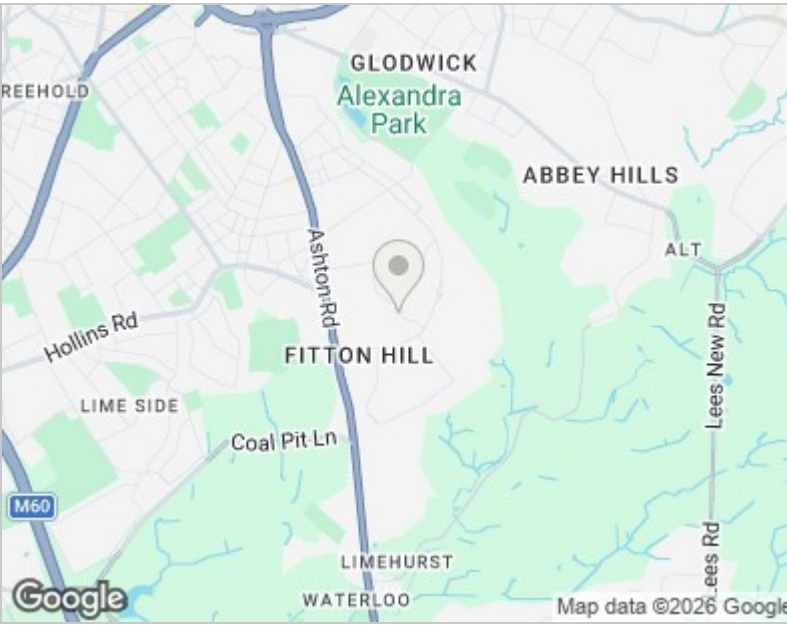
## Energy Efficiency Graph



## 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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