

HUNTERS[®]

HERE TO GET *you* THERE



Green Lane

Garden Suburbs, Oldham, OL8 3AY

Offers In The Region Of £200,000



- POPULAR LOCATION
- 2 BEDROOMS
- GAS CENTRAL HEATING
- DRIVE TO THE FRONT
- EPC RATING C

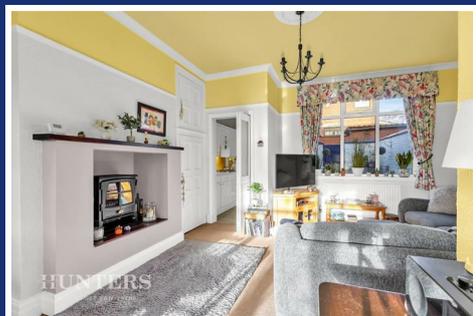
- MID TOWN HOUSE
- OPEN PLAN LIVING SPACE
- UPVC DOUBLE GLAZING
- CONVENIENT LOCATION

Tel: 0161 669 4833

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Garden Suburbs, Oldham, OL8 3AY

Offers In The Region Of £200,000



Welcome to this charming townhouse located on Green Lane in the desirable Garden Suburbs of Oldham. This delightful property features a well-proportioned open plan reception room, perfect for entertaining guests or enjoying quiet evenings at home. With two comfortable bedrooms, this home is ideal for small families, couples, or individuals seeking a peaceful retreat.

The property boasts a large modern bathroom, ensuring convenience and comfort for its residents. The well-designed layout maximises space and light, creating a warm and inviting atmosphere throughout. The gas central heating and UPVC double glazing provide energy efficiency and warmth, making this home a cosy haven during the colder months.

Externally, the property benefits from a driveway to the front, offering ease of access and parking in this popular area. The location is both convenient and sought-after, with local amenities, schools, and parks within easy reach, making it an excellent choice for those looking to enjoy the best of suburban living.

This townhouse presents a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-maintained home. Don't miss the chance to make this property your own.
EPC Rating C

Porch

The entrance porch is a cosy space with black floor tiles. Windows with leaded glass allow in natural light while maintaining privacy, and the porch leads into the hallway.

Hallway

The hallway features a striking tiled effect vinyl floor in a classic geometric pattern, painted lime green above the dado rail, and crisp white woodwork. A wooden door with glass panels lets in light, creating a bright and uplifting entrance. The staircase is carpeted in a neutral tone leading to the upper floor.

Living Room & Dining Area

10'6" x 10'2" (3.2m x 3.1m)

This welcoming living and dining room combines generous space and natural light under high ceilings. The room is painted in soft cream with a cheerful yellow border, featuring a traditional fireplace inset with a woodburning stove. Large windows fill the space with daylight, creating a warm and inviting atmosphere. The dining area comfortably accommodates a table and chairs, complemented by wooden furniture and shelving.

Kitchen

9'2" x 6'7" (2.8m x 2.0m)

The kitchen presents a bright and fresh feel with white cabinetry and striking yellow tiled splashbacks. The workspace includes a gas hob, oven, and a stainless-steel sink, flanked by ample storage both above and below the counters. A glazed door at the end leads to the utility room, maintaining a sense of openness and flow between the spaces.

Utility Room

10'6" x 6'7" (3.2m x 2.0m)

This practical utility room is fitted with white cabinets and black worktops, offering space for laundry appliances including a washing machine and fridge-freezer. The room has a window and door that provide access to the rear garden, bringing natural light and ease of movement between inside and outside.

Bedroom 1

15'5" X 10'6" (4.7m X 3.2m)

This main bedroom enjoys plenty of daylight through large leaded windows. Fitted wardrobes and with soft carpeting underfoot and a neutral wall colour to create a calm and restful room. There is ample space for bedside tables and additional furniture.

Bedroom 2

14'5" x 7'10" (4.4m x 2.4m)

A second bedroom with fitted wardrobes, soft carpeting and a single window provides a quieter, cozier space.

Bathroom

11'2" x 7'7" (3.4m x 2.3m)

The bathroom is spacious and bright with white tiled walls and a pale yellow paint above. It features a white bath with an overhead shower, a modern washbasin set into a vanity unit, and a close-coupled WC. Wooden flooring adds warmth to this practical and light-filled space.

Rear Garden

The rear garden is a paved courtyard style with stone slabs and enclosed by brick and timber fencing. It offers a private outdoor space ideal for seating or small-scale gardening, with a gate providing access to the driveway area beyond.

Driveway

The driveway offers a spacious, paved front area suitable for parking multiple vehicles. It is flanked by fencing and a low stone wall with decorative metalwork, leading up to the front entrance of the house. Raised flower beds on either side add a touch of greenery to this practical space.

Material Information - Oldham

Tenure Type; Leasehold

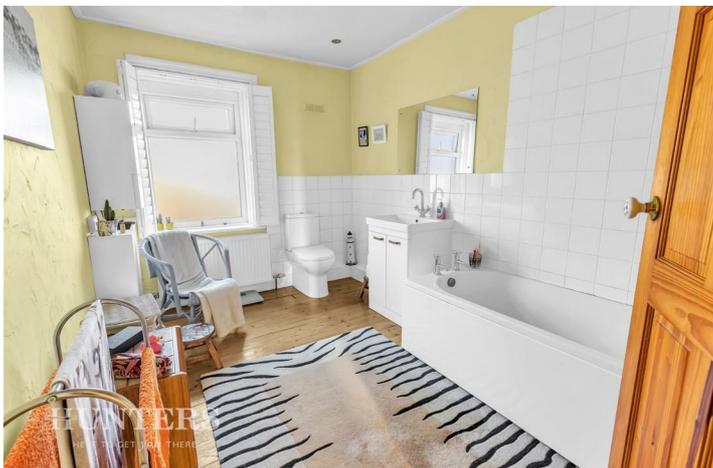
Leasehold Years remaining on lease; 932

Leasehold Ground Rent Amount, £5.00

Council Tax Banding; B

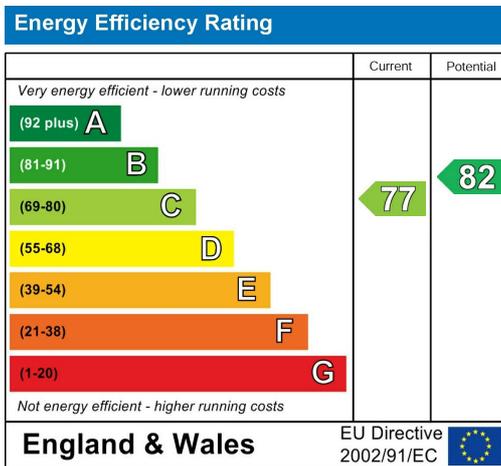
Floorplan







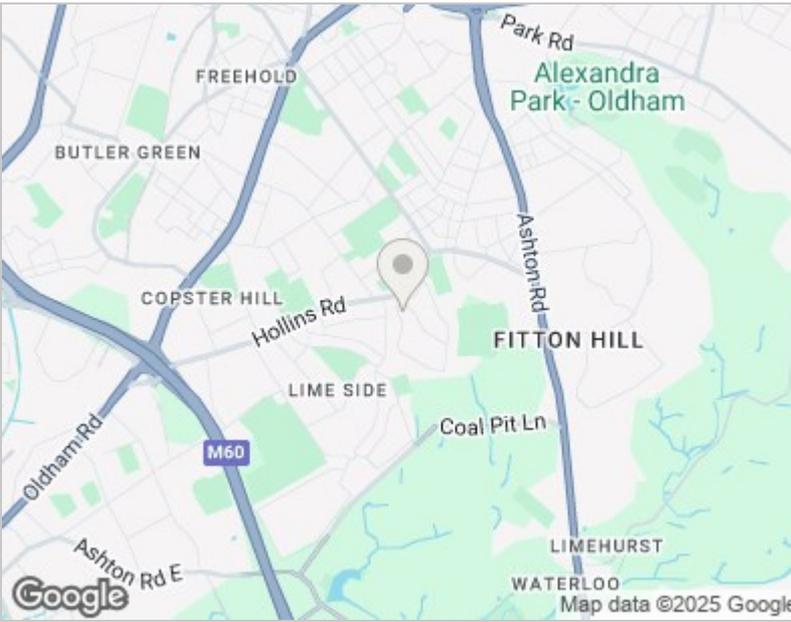
Energy Efficiency Graph



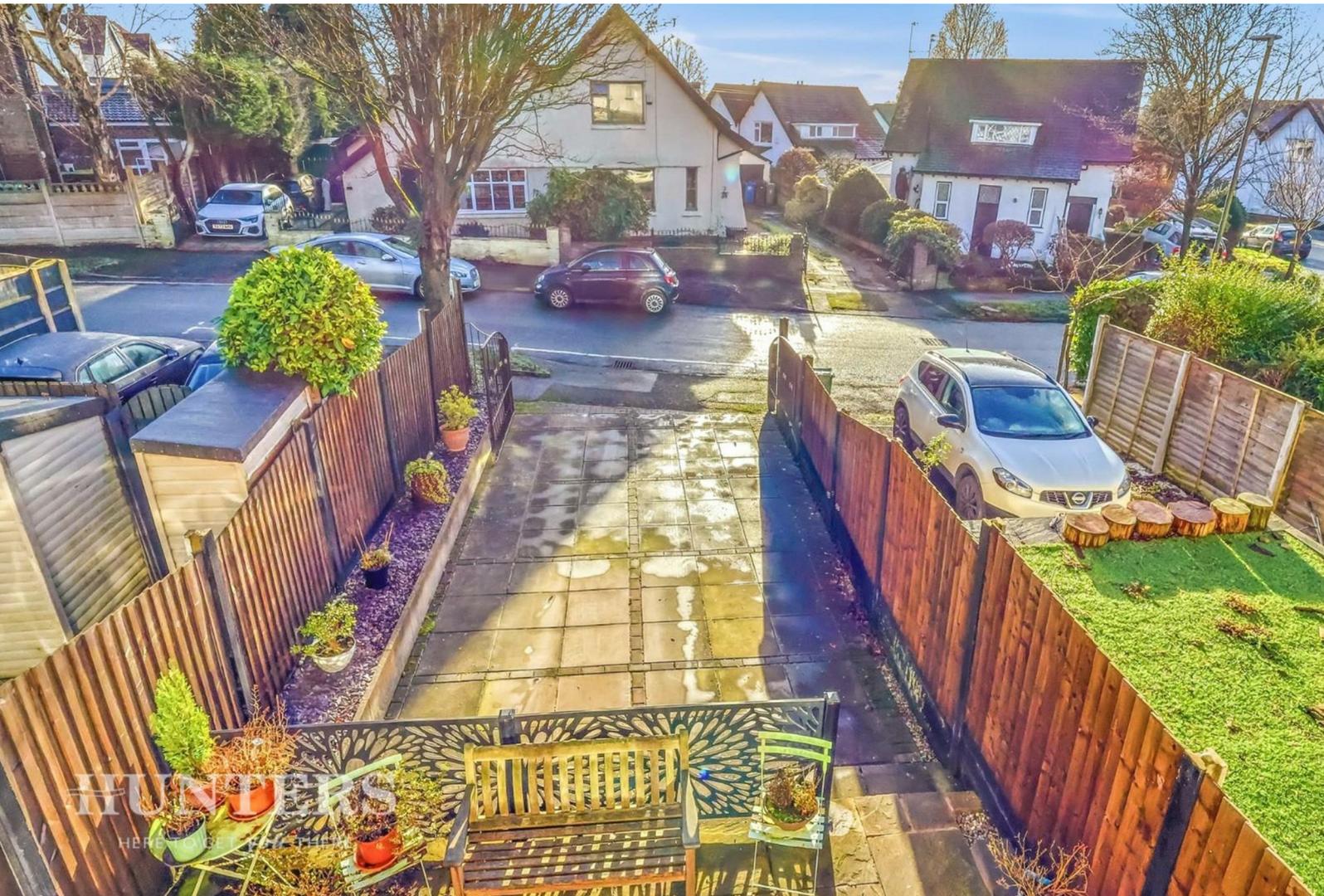
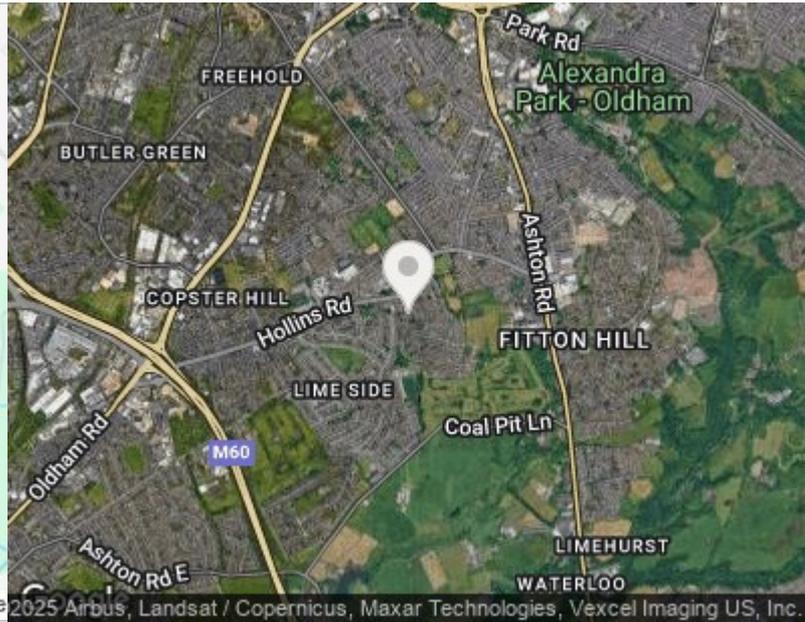
Viewing

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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