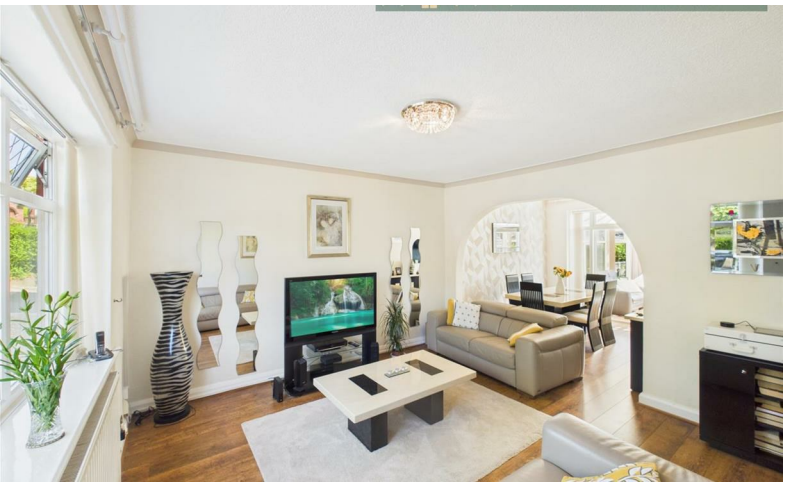
MCDERMOTT & CO

THE PROPERTY AGENTS





£299,995

7 Croft Brow, Garden Suburbs, Oldham, OL8 3AJ

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McDermott & Co are proud to present this beautifully presented three-bedroom semi-detached home, ideally situated on the popular Croft Brow, in the highly sought after garden Suburbs area of Oldham, offering spacious accommodation, modern interiors, and excellent outdoor space.

Benefitting from a bright and welcoming entrance hallway, a spacious lounge, open through to the dining room with open access into a superb conservatory, creating a sociable and versatile layout ideal for both everyday family living and entertaining. A modern fitted kitchen provides ample storage and workspace, complemented by a convenient ground floor WC.

To the first floor are three well-proportioned bedrooms, including a generous master bedroom with fitted wardrobes and dressing area, alongside a stylish modern shower room finished to a high standard.

Hallway
12'6 x 7'0 (3.81m x 2.13m)
A bright and welcoming entrance hallway, benefiting from large windows allowing plenty of natural light.
Finished with wood-effect flooring, ceiling lighting, and a radiator, this is a well-presented entrance space providing access to the main accommodation.

WC
3'7 x 3'8 (1.09m x 1.12m)
A well-presented ground floor WC, fitted with a low-level WC and wash hand basin.
The room benefits from a frosted window allowing natural light and ceiling lighting, creating a bright and practical space for everyday use.

Kitchen
9'11 x 11'4 (3.02m x 3.45m)
A modern and beautifully presented kitchen, fitted with a range of high-gloss wall and base units complemented by contrasting work surfaces, creating a stylish and contemporary finish.
The kitchen benefits from a built-in double oven, hob, extractor hood, integrated dishwasher, and wine cooler, along with ample storage and preparation space. A large window above the sink allows for plenty of natural light and pleasant views.
Finished with tiled flooring, recessed ceiling spotlights, and under-unit lighting, the space also benefits from a door providing access to the side of the property.
A bright, modern, and practical kitchen, ideal for everyday use.

Lounge
14'2 x 14'6 (4.32m x 4.42m)
A spacious and beautifully presented lounge, offering a bright and comfortable living space ideal for both relaxing and entertaining.
The room benefits from a large front-facing window, allowing plenty of natural light, and features wood-effect flooring, ceiling lighting, and a wall-mounted radiator.
A standout feature is the open archway leading through to the dining area and conservatory, creating a sociable and free-flowing layout perfect for modern living.

Dining Room
10'7 x 10'2 (3.23m x 3.10m)
A bright and spacious dining room, offering an excellent space for everyday dining and entertaining.
The room benefits from wood-effect flooring, ceiling lighting, and a wall-mounted radiator, with open access to the lounge and direct access through to the conservatory, creating a sociable and free-flowing layout.
A comfortable and well-presented dining space, ideal for modern family living.

Conservatory
9'9 x 8'0 (2.97m x 2.44m)
A bright and beautifully presented conservatory, enjoying views over the rear garden and providing an excellent additional living space.
Surrounded by uPVC double-glazed windows and benefiting from a pitched glazed roof, the room is flooded with natural light throughout the day. French doors provide direct access to the garden, creating a seamless indoor-outdoor connection.
Finished with wood-effect flooring, ceiling lighting, and a wall-mounted radiator, this is a comfortable and versatile space, ideal for relaxing or entertaining.

Stairs & Landing
2'8 x 7'10 (0.81m x 2.39m)
A bright and well-presented staircase and landing, benefiting from a large window allowing plenty of natural light and pleasant views to the front.
Finished with carpeting and ceiling lighting, this is a bright and practical space providing access to all first-floor rooms.

Bedroom One
9'5 x 12'3 (2.87m x 3.73m)
A bright and spacious main bedroom, benefiting from a large window allowing plenty of natural light and a pleasant outlook.
The room features a range of fitted wardrobes and a built-in dressing table, providing excellent storage and practicality.
Finished with wood-effect flooring, ceiling lighting, and a radiator, this is a comfortable and well-presented double bedroom.

Bedroom Two
9'6 x 7'3 (2.90m x 2.21m)
A bright and well-presented second bedroom, benefiting from a large window allowing plenty of natural light and a pleasant outlook.
The room features fitted storage and a dressing area, together with a built-in shower enclosure, creating a practical and versatile space.
Finished with wood-effect flooring, ceiling lighting, and a radiator, this is a comfortable and well-appointed bedroom.

Bedroom Three
11'11 x 7'1 (3.63m x 2.16m)
A bright and well-presented third bedroom, benefiting from a window allowing plenty of natural light and a pleasant outlook.
The room features a range of fitted wardrobes and storage cupboards, providing excellent built-in storage.
Finished with wood-effect flooring, wall lighting, and a radiator, this is a comfortable and practical bedroom, ideal for family use or guests.

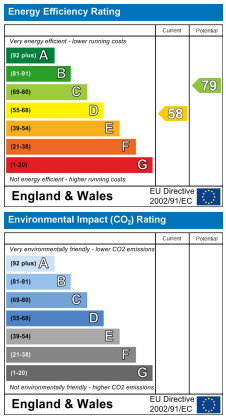
Shower Room
9'0 x 4'11 (2.74m x 1.50m)
A stylish and beautifully presented shower room, fitted with a walk-in shower enclosure with glass screen, low-level WC, and a vanity unit with integrated wash basin and storage.
The room is finished with contemporary full-height tiling, creating a clean and modern finish throughout.
A frosted window allows for natural light while maintaining privacy.
Additional features include a heated towel rail, wall-mounted mirror, and recessed ceiling spotlights, creating a bright, modern, and well-appointed shower room.

External
An attractive and beautifully presented semi-detached home, offering excellent kerb appeal with a block-paved driveway providing off-road parking and leading to a detached garage.
To the rear, the property benefits from a private and enclosed garden, thoughtfully designed for both relaxing and entertaining. The space features a combination of block paving, raised decking, gravelled areas, and well-stocked borders, creating a low-maintenance and attractive outdoor environment.
A standout feature is the conservatory, which enjoys pleasant views over the garden and provides a seamless connection between the indoor and outdoor spaces. Steps lead down from the decking to the garden, where mature hedging, established planting, and multiple seating areas create a private and peaceful setting. The garden also benefits from a timber storage shed, providing useful additional storage.
Overall, the property offers an excellent combination of off-road parking, detached garage, and beautifully maintained outdoor space, ideal for modern living.

Tenure - Leashold
The property is listed as leasehold with 933 years remaining and an annual ground rent of £5 pa

Stamp Duty Land Tax
Residential property rates

Directions



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