



## Merlin Close

Oldham, OL8 2TW

Offers Over £100,000



- PURPOSE BUILT FLAT
- FIRST FLOOR
- UPVC DOUBLE GLAZING
- CLOSE TO DAISY NOOK COUNTY PARK
- WELL PRESENTED & MAINTAINED

- 1 BEDROOMS + STORAGE
- GAS CENTRAL HEATING
- CONVENIENT LOCATION
- NO ONWARD CHAIN
- VIEWING RECOMMENDED

# Merlin Close

Oldham, OL8 2TW

Offers Over £100,000



Welcome to this charming one-bedroom flat located on Merlin Close in Oldham. This purpose-built property offers a comfortable living space, perfect for individuals or couples seeking a cosy home. The flat features a well-appointed reception room, providing an inviting area for relaxation or entertaining guests.

The bedroom is designed to be a peaceful retreat, ensuring a restful night's sleep. The bathroom is functional and well-maintained, catering to your daily needs. With gas central heating and UPVC double glazing, you can enjoy a warm and energy-efficient environment throughout the year.

One of the standout features of this property is its convenient location. Just a short distance away lies Daisy Nook Country Park, a beautiful green space ideal for leisurely walks, picnics, or simply enjoying nature. This proximity to the park enhances the appeal of the flat, offering a perfect balance of urban living and outdoor leisure.

Whether you are a first-time buyer or looking to downsize, this flat presents an excellent opportunity to own a property in a desirable area. With its practical amenities and lovely surroundings, it is sure to attract those seeking a comfortable and convenient lifestyle. Do not miss the chance to make this delightful flat your new home.

## Living Room

This welcoming living room features a large window that fills the space with natural light and offers views over the front garden and street beyond. The neutral decor and soft carpeting create a cosy and inviting atmosphere, perfect for relaxing or entertaining. An open serving hatch connects the living room to the kitchen, providing a sense of openness while maintaining distinct areas for cooking and socialising.

## Kitchen

The kitchen is a practical and efficient space, featuring wood-effect cabinets paired with dark countertops and a tiled splashback. It is equipped with essential appliances including a freestanding oven and washing machine, with space for a tall fridge freezer. The kitchen benefits from a window overlooking the rear, inviting plenty of daylight and allowing views outside. A serving hatch opens into the living room, enhancing the sense of space and light.

## Bedroom 1

The bedroom is comfortably sized, brightened by a window that looks out onto peaceful greenery. The neutral walls and carpeting offer a blank canvas for personal touches and furnishings, creating a restful retreat.

## Store

## Bathroom

The bathroom offers a straightforward and practical layout with a white suite including a sink and toilet. A frosted window provides privacy while letting in natural light. The shower area is equipped with a wall-mounted shower, making this a functional space for daily routines.

## Hallway

The hallway provides access to the main rooms and includes stairs leading down to the front door. Its simple design and carpeting ensure a smooth transition between spaces while maintaining a light and airy feel throughout.

## Front Exterior

The front exterior presents a neat frontage with a wooden fence and pathway leading to the entrance door. Mature trees and surrounding greenery contribute to the pleasant street scene and provide a welcoming first impression.

## Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 105

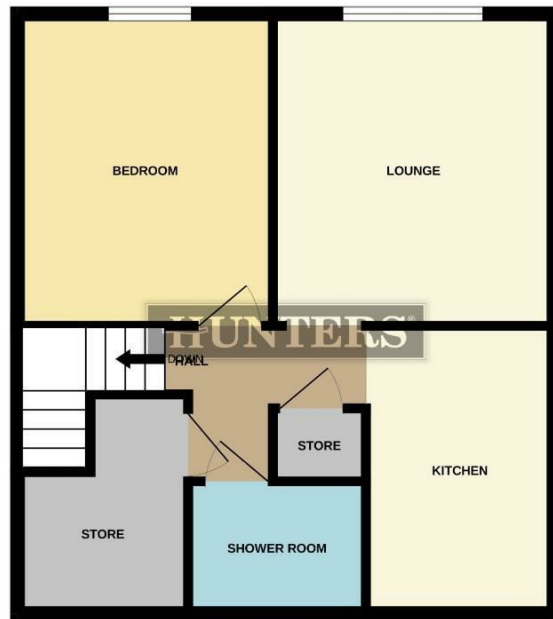
Leasehold Annual Service Charge Amount £185.00

Leasehold Ground Rent Amount, £10.00

Council Tax Banding; A

# Floorplan

FIRST FLOOR  
513 sq.ft. (47.6 sq.m.) approx.

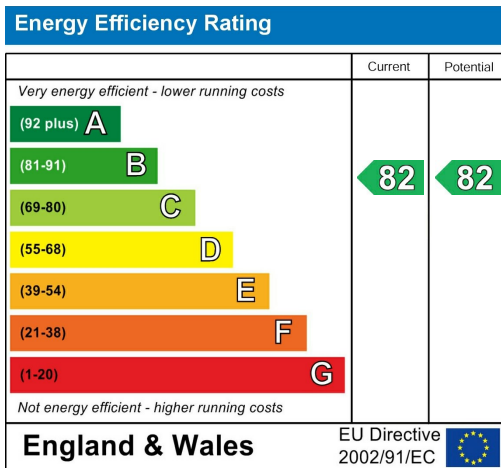


TOTAL FLOOR AREA: 513 sq ft. (47.6 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, meters and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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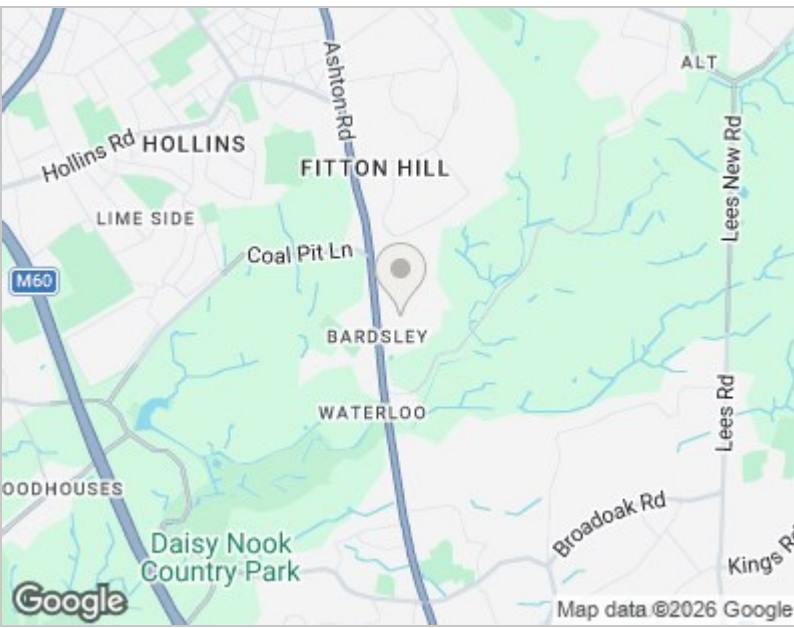
## Energy Efficiency Graph



## 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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