



## Elm Road

Oldham, OL8 3JY

Price £250,000



- SEMI-DETACHED
- CONVENIENT LOCATION
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- NO CHAIN

- 4 BEDROOMS
- OPEN PLAN LOUNGE/DINER
- UPVC DOUBLE GLAZING
- DRIVE TO THE FRONT
- VIEWING RECOMMENDED

# Elm Road

Oldham, OL8 3JY

Price £250,000



Welcome to this spacious semi-detached house located on Elm Road in Oldham. This delightful property, built circa 1950, offers a perfect blend of classic features and modern comforts, making it an ideal family home.

Upon entering, you will find an open plan lounge diner that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you prefer a cosy sitting room or a vibrant dining space. The property boasts four bedrooms, ensuring that there is plenty of room for family members or guests.

The bathroom is conveniently located and offers all the necessary amenities for your daily routines. The house benefits from gas central heating, ensuring warmth and comfort throughout the colder months, while the UPVC double glazing enhances energy efficiency and noise reduction.

For those with vehicles, there is parking available on the drive, adding to the convenience of this lovely home. The surrounding area is well-connected, providing easy access to local amenities, schools, and transport links, making it a practical choice for families and commuters alike.

In summary, this semi-detached house on Elm Road presents a wonderful opportunity for anyone seeking a spacious and comfortable home in Oldham. With its generous living spaces, four bedrooms, and modern heating solutions, it is sure to appeal to a variety of buyers. Do not miss the chance to make this property your own.

### Hallway

The entrance hallway welcomes you into the home via the Upvc entrance door with a spacious feel, featuring a glass-panelled door leading through to the adjacent living spaces.

### Living Room

15'8" x 9'10" (4.8m x 3.0m)

The living room is a bright and airy space with neutral decor and two large windows that allow ample natural light to fill the room creating a warm and inviting area for relaxation. The room flows openly into the adjoining dining space, enhancing the sense of space and light throughout.

### Dining Room

11'6" x 9'10" (3.5m x 3.0m)

Open plan from the lounge area,. French doors to the rear lead to the conservatory.

### Kitchen

11'5" x 8'6" (3.5m x 2.6m)

The kitchen offers a well-arranged layout with light wood cabinetry and contrasting work surfaces. A patterned leaded window above the sink adds a touch of character and charm. The kitchen includes essential appliances, such as a gas hob with an extractor hood, and offers plenty of storage and worktop space. It also provides access from the hallway and connects well with the rest of the house.

### Utility Room

This practical utility room features exposed painted brick walls and includes space for washing and drying appliances. It has a useful ceramic sink and open shelving for storage. A door leads directly outside, making this a handy space for laundry and additional household tasks.

### Conservatory

14'1" x 7'6" (4.3m x 2.3m)

The conservatory is a bright and spacious extension to the rear of the property, featuring large windows and a door that opens onto the garden. This room benefits from an abundance of natural light and provides a versatile space to enjoy the outdoors while being sheltered from the elements.

### Landing

The first floor landing is well lit with a window at the far end and carpeted flooring. It provides access to the bedrooms and bathroom, serving as a central point connecting the upstairs rooms.

### Bedroom 1

14'9" x 9'6" (4.5m x 2.9m)

This double bedroom features two large windows dressed with curtains, flooding the room with natural light. The room is carpeted in a deep green shade and has plain walls, providing a blank canvas for personal touches and furnishing.

### Bedroom 2

11'5" x 9'6" (3.5m x 2.9m)

This second bedroom has a single window with curtains, carpeted flooring in a blue tone, and walls that include pale pink ceilings, giving the room a gentle character. The room is compact and ideal for a single bed or office space.

### Bedroom 3

8'6" x 8'6" (2.6m x 2.6m)

A third bedroom with a single window, this room features patterned wallpaper in blue and cream tones and blue carpeted flooring. It includes built-in shelving and a freestanding wardrobe, providing useful storage options.

### Bedroom 4

10'9" x 9'6" (max) (3.3m x 2.9m (max))

A smaller room currently set up as an office, this space has a single window, pale walls, and a light burgundy carpet. It is suitable for use as a study bedroom.

### Bathroom

The bathroom is modern and compact, featuring a walk-in shower enclosure with a glass screen. The room also includes a wall-hung basin with vanity storage and a close-coupled WC. Light grey tiling on the walls complements the clean and fresh decor.

### Rear Garden

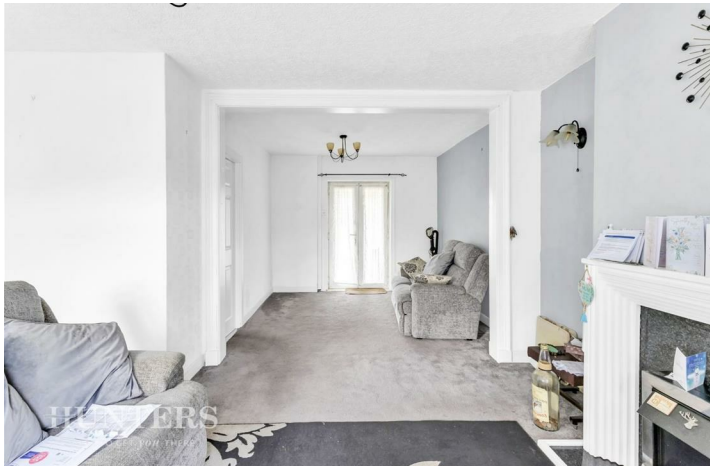
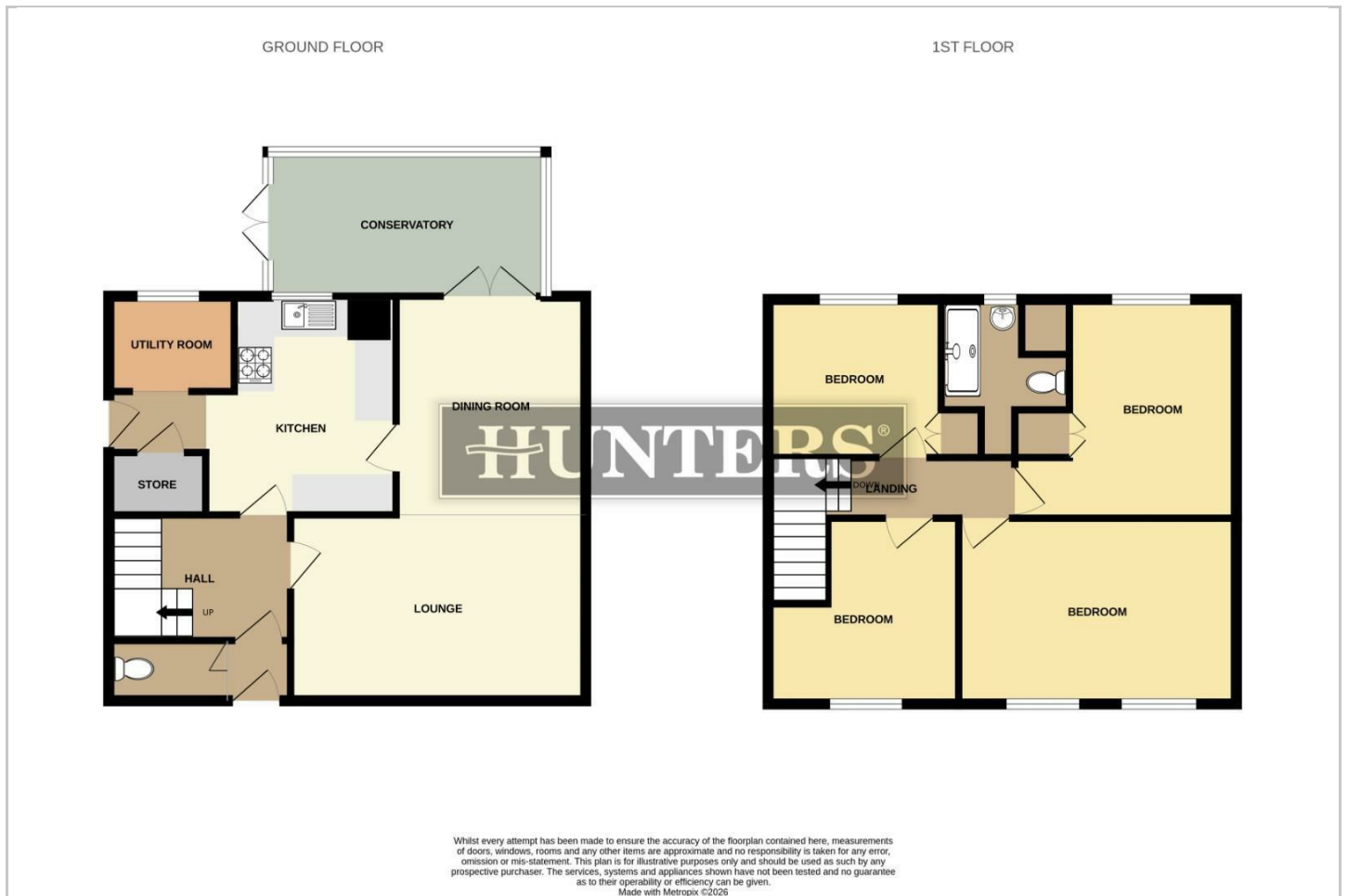
The rear garden is a well-maintained outdoor area enclosed by fences and walls. It combines a lawn with gravelled borders and includes a greenhouse. The garden is accessed via a path leading from the conservatory and is ideal for outdoor activities and gardening.

### Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; A

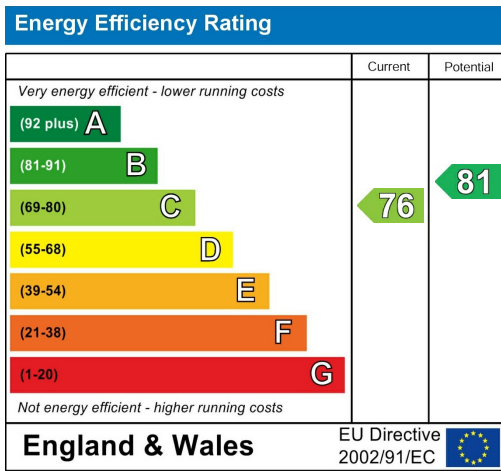
# Floorplan







### Energy Efficiency Graph

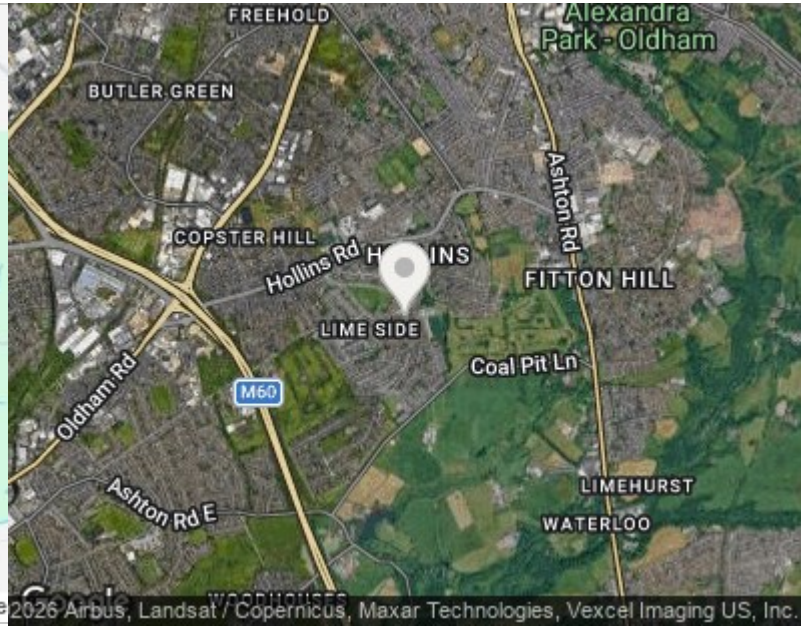


### Viewing

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.

832 Hollins Road, Oldham, OL8 4SR  
Tel: 0161 669 4833 Email: [oldham@hunters.com](mailto:oldham@hunters.com)  
<https://www.hunters.com>

