

# HUNTERS®

HERE TO GET *you* THERE



## Schofield Street

Oldham, OL8 1QJ

Offers Over £240,000



- MODERN SEMI-DETACHED
- LARGE KITCHEN DINER
- UPVC DOUBLE GLAZING
- SIDE DRIVEWAY
- NO CHAIN

- 3 BEDROOMS
- GAS CENTRAL HEATING
- 4 PIECE BATHROOM
- ENCLOSED REAR GARDEN
- EPC RATING C

Tel: 0161 669 4833

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Nestled on the charming Schofield Street in Oldham, this modern semi-detached house offers a delightful blend of comfort and convenience. Built in 2012, the property boasts a contemporary design that is sure to appeal to families and professionals alike.

Upon entering, you are welcomed into a spacious reception room, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the large kitchen diner, which provides ample space for family meals and gatherings. This well-appointed kitchen is ideal for those who enjoy cooking and socialising simultaneously.

The property features three bedrooms, providing plenty of room for family members or guests. The bathroom is well-equipped, ensuring that daily routines are both comfortable and efficient.

Additional highlights include gas central heating, ensuring warmth during the colder months, and UPVC double glazing, which enhances energy efficiency and noise reduction. For those with vehicles, the property offers parking for two vehicles, a valuable asset in today's busy world.

Situated in a convenient location, this home is close to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community. This semi-detached house is not just a property; it is a place where memories can be made. Do not miss the opportunity to make this lovely house your new home. EPC Rating C

### Entrance Hallway

Radiator, stairs to first floor landing.

### Guest WC

Low level wc and wash hand basin. Upvc double glazed window, radiator.

### Lounge

14'5" x 9'10" (4.4m x 3.0m)

Upvc double glazed window, radiator.

### Kitchen Diner

17'6" x 13'3" (5.35m x 4.05m)

Large range of modern wall and base units with work surfaces and integrated fridge freezer, dishwasher, double electric oven, gas hob and extractor hood. Laminate flooring, radiator, 3 x velux roof windows and Upvc French doors to the rear garden.

### Bedroom 1

11'1" x 8'11" (3.39m x 2.72m)

Upvc double glazed window, radiator.

### Bedroom 2

9'10" x 8'11" (3.0m x 2.72m)

Upvc double glazed window, radiator.

### Bedroom 3

8'3" x 6'4" (2.54m x 1.94m)

Upvc double glazed window, radiator.

### Bathroom

8'3" x 6'2" (2.52m x 1.89m)

4 piece suite comprising bath, shower cubicle, wash hand basin and low level wc. Upvc double glazed window, radiator.

### Externally

Driveway to the side with enclosed garden to the rear.

### Material Information - Oldham

Tenure Type; Leasehold

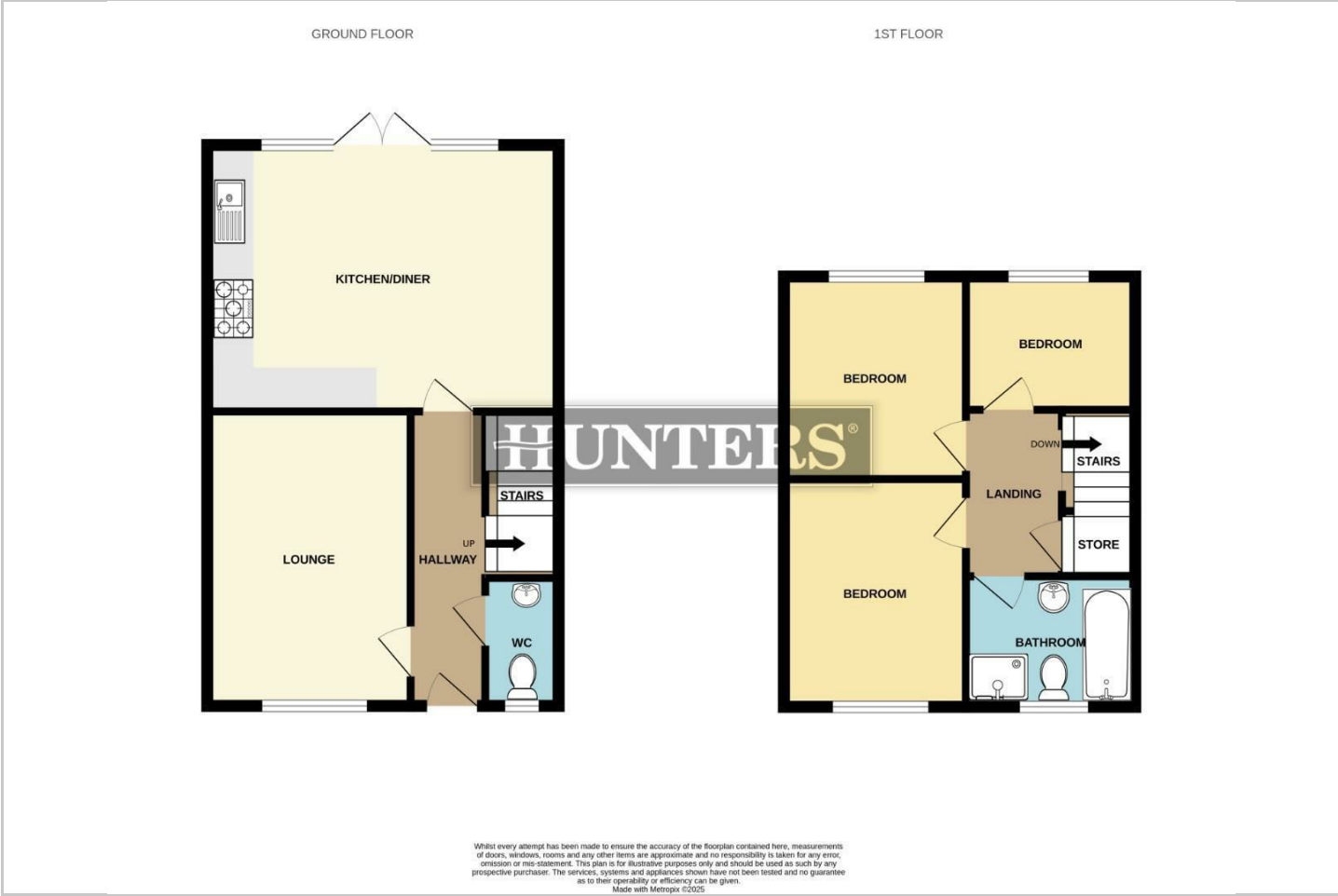
Leasehold Years remaining on lease; 236

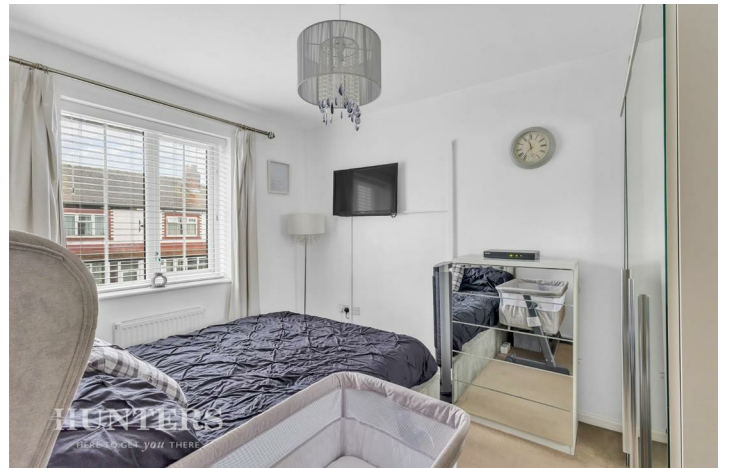
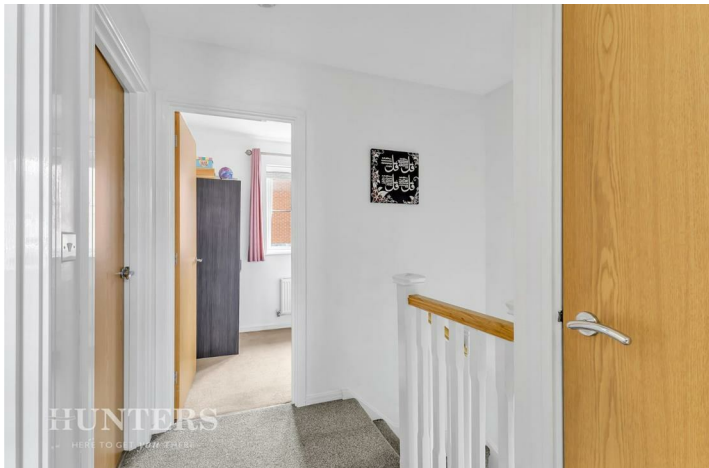
Leasehold Ground Rent Amount, £200

Council Tax Banding; C



Floorplan

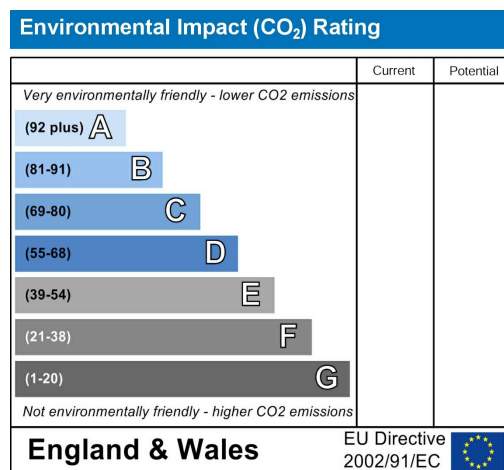
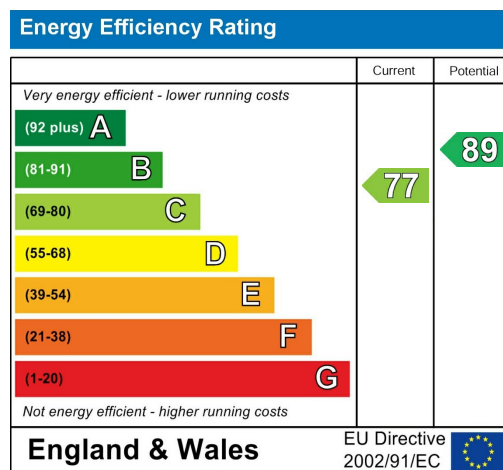








## Energy Efficiency Graph

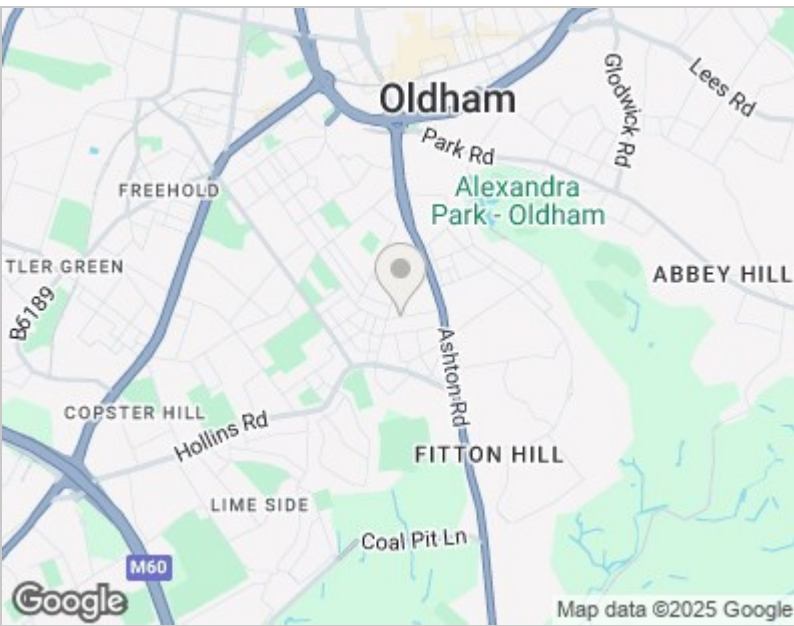


## Viewing

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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