



Elm Road

Hollins, Oldham, OL8 3UG

Offers Over £265,000



- SPACIOUS SEMI-DETACHED
- 2 RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- CONSERVATORY
- GARDENS FRONT & REAR

- 3 BEDROOMS
- GAS CENTRAL HEATING
- GUEST WC
- DRIVEWAY FOR OFF ROAD PARKING
- NO ONWARD CHAIN

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Hunters are delighted to offer this well-proportioned three-bedroom semi-detached family home situated in a popular residential location with convenient access to local amenities, schools and transport links.

The ground floor accommodation comprises a welcoming entrance hallway, a generous lounge, a separate dining room, and a fitted kitchen. A bright and useful conservatory extends the living space perfectly for relaxing or dining, while a practical downstairs WC and porch complete the lower level.

Upstairs, the landing gives access to three well-proportioned bedrooms and a family shower room. The property benefits from gas central heating and uPVC double glazing throughout, ensuring comfort and efficiency.

Externally, the property benefits from a driveway providing off-road parking. The rear garden is a standout feature — a generous, mainly lawned plot with a pond, patio areas, and multiple sheds for storage. The garden feels private and enjoys a sunny aspect, making it ideal for family enjoyment or outdoor hobbies.

This versatile home would make an ideal purchase for growing families or first-time buyers looking for a property with excellent potential to put their own stamp on it. Offered with no onward chain.

Porch

The porch welcomes you into a bright and sheltered space with tiled flooring and brick lower walls, perfect for shoes and coats before entering the home.

Hallway

The hallway features a neutral carpet and fresh white walls, leading to the stairs and providing access to the ground floor rooms. It offers a warm and inviting entrance with natural light from the nearby windows.

WC

2'9" x 3'1" (0.85m x 0.93m)

The ground floor WC is compact and neatly finished with light tiled walls and darker floor tiles. It contains a traditional white toilet and pedestal basin, ideal for guests' use.

Dining Room

11'10" x 11'10" (3.60m x 3.60m)

The dining room is a cosy space with green carpet flooring and a large window that allows plenty of natural light. It offers ample room for a dining table and chairs.

Lounge

15'7" x 11'10" (4.76m x 3.60m)

The lounge is comfortably arranged with carpeted flooring and a ceiling fan. Views through large sliding doors that open into the conservatory, creating a bright and airy feel.

Kitchen

11'10" x 8'11" (3.60m x 2.71m)

The kitchen is well fitted with light wood cabinetry and dark countertops, complemented by tiled walls in warm earth tones and tiled flooring. There is space for appliances including a washing machine, dishwasher, and a range cooker. A door leads directly out to the rear garden, providing convenience and natural light.

Conservatory

13'1" x 10'5" (3.98m x 3.18m)

The conservatory is a bright, airy room with tiled flooring and large windows on three sides, flooding the space with natural light. French doors open to the garden, making it a perfect spot to enjoy the outdoors while being sheltered indoors.

Landing

The staircase and landing are carpeted and painted in white, creating a light and airy feel. The landing provides access to the three bedrooms, shower room, and separate WC upstairs.

Bedroom 1

15'7" x 11'10" (4.76m x 3.60m)

Bedroom 1 is a spacious double room with soft green carpet and built-in wardrobes and drawers in a cream finish. Two large windows provide plenty of natural light, and the room benefits from a ceiling fan for added comfort.

Bedroom 2

11'10" x 11'10" (3.60m x 3.60m)

Bedroom 2 is a large double room with ample natural light from wide windows. The neutral tones create a calm ambiance, making it a comfortable space for rest or work.

Bedroom 3

8'11" x 8'10" (2.71m x 2.68m)

Bedroom 3 is a smaller room with neutral décor, carpet flooring, and a single bed, suitable as a guest bedroom or home office space.

Shower Room

9'8" x 4'3" (2.94m x 1.30m)

The shower room features a large glass shower enclosure, a pedestal sink, and a window for ventilation. The walls are tiled in light tones with decorative accents.

WC (Upstairs)

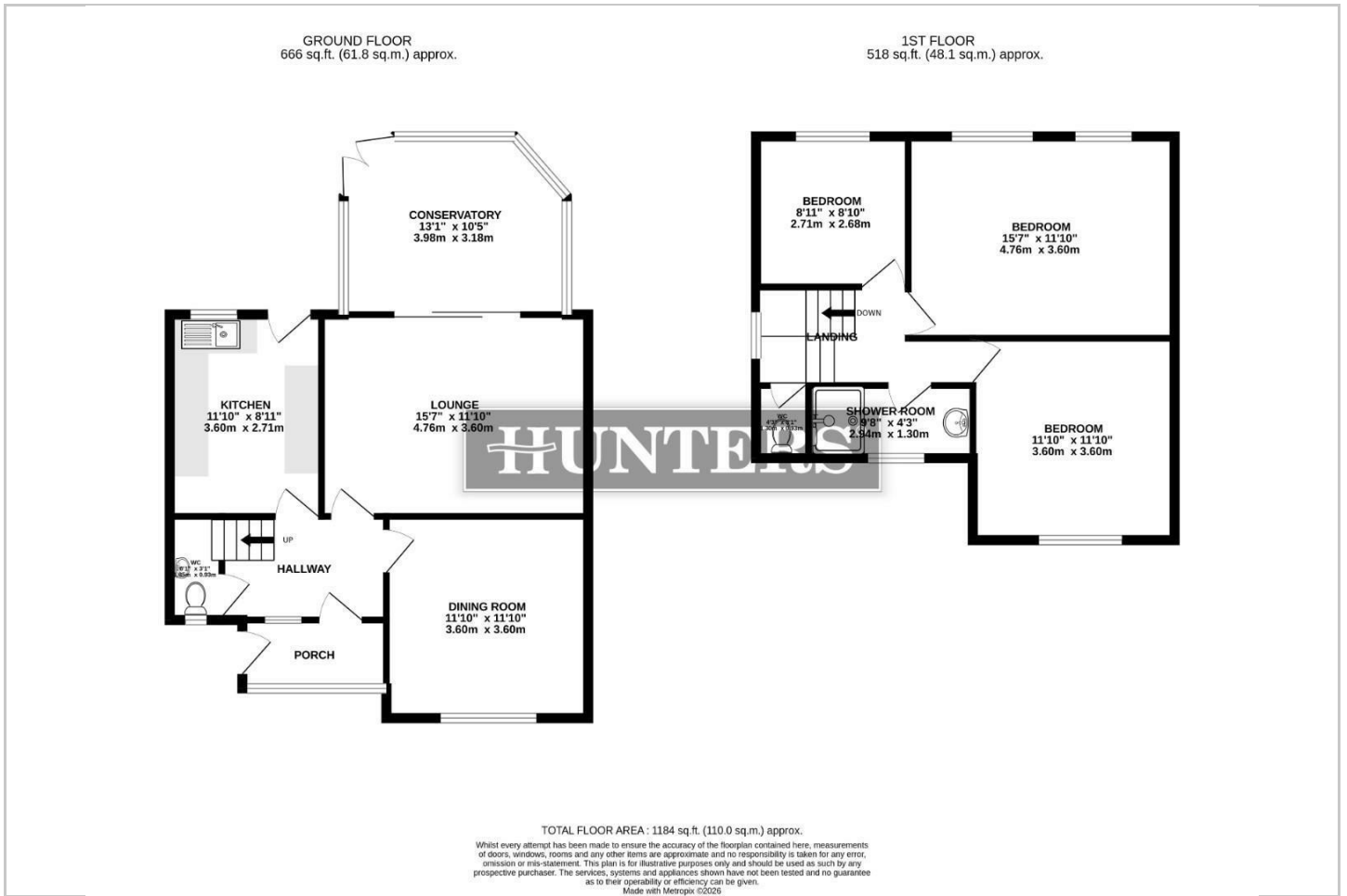
2'9" x 3'1" (0.85m x 0.93m)

The separate WC upstairs is a small but functional space with a traditional white toilet and fully tiled walls, maintaining a clean and simple look.

Rear Garden

The rear garden is well-maintained with a lawn, flower beds, and mature shrubs. A paved patio area provides space for outdoor seating, and the garden features a pond and several sheds, creating a tranquil and private outdoor space which is not directly overlooked.

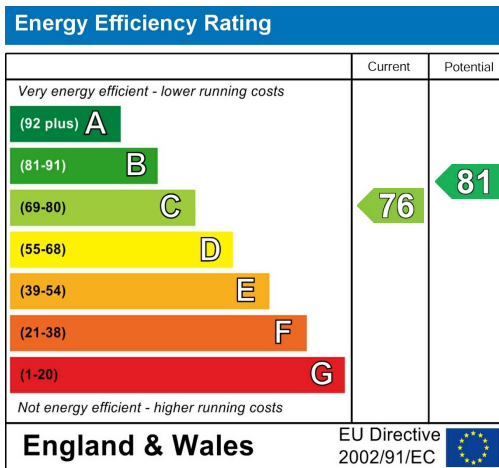
Floorplan







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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