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HERE TO GET *you* THERE



Rowan Tree Road

Oldham, OL8 3LG

Price £245,000



- MODERN END TOWN HOUSE
- EN SUITE TO MASTER
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN

- 3 BEDROOMS
- GAS CENTRAL HEATING
- DRIVEWAY TO THE SIDE
- CONVENIENT LOCATION

Tel: 0161 669 4833

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Welcome to this charming End Town house located on Rowan Tree Road in the desirable area of Oldham. This modern property, built in 2017, offers a perfect blend of contemporary living and comfort, making it an ideal choice for families or professionals alike.

Spanning an impressive 871 square feet, the home features three well-proportioned bedrooms, providing ample space for relaxation and rest. The property boasts a thoughtfully designed layout, including a welcoming reception room that serves as a perfect gathering space for family and friends. With two bathrooms, morning routines will be a breeze, ensuring convenience for all occupants.

As a property built in 2017, this house benefits from modern construction standards, offering energy efficiency and low maintenance, allowing you to enjoy your home without the worries of older properties. The location on Rowan Tree Road is particularly appealing, providing easy access to local amenities, schools, and transport links, making it a practical choice for everyday living.

This end town house is not just a property; it is a place where memories can be made. With its contemporary design and prime location, it presents an excellent opportunity for those seeking a comfortable and stylish home in Oldham. Do not miss the chance to make this delightful property your own.

Entrance Hall

Light wood effect laminate flooring, radiator, stairs leading to first floor landing.

Lounge

14'11" x 11'5" (4.55m x 3.49m)

The lounge is a spacious and airy room featuring light wooden flooring and white walls, creating a clean, neutral backdrop. It opens out onto the rear garden through wide double doors, allowing plenty of natural light to flood in and providing a seamless indoor-outdoor flow. This versatile space is ready to accommodate a range of seating arrangements and offers a pleasant view of the garden.

Kitchen/Diner

12'10" x 11'6" (3.91m x 3.50m)

This bright kitchen/diner offers a generous space combining cooking and dining areas. It features a well-equipped kitchen with white cabinetry, integrated oven, gas hob, and extractor hood. The room is naturally lit by a window overlooking the front garden. The flooring is a warm wood effect, complementing the white walls and creating a fresh, inviting atmosphere.

WC

6'7" x 4'8" (2.00m x 1.41m)

The ground floor WC is a practical addition, finished with wood-effect flooring and bright white walls. It includes a toilet and a small pedestal sink, with a window providing natural light and ventilation.

Landing

The landing provides access to the first-floor rooms and features light wooden flooring and white walls, maintaining the home's cohesive fresh and bright feel. A staircase with a white banister leads down to the ground floor.

Bedroom 1

11'7" x 11'6" (3.53m x 3.50m)

The master bedroom is a generously sized room with light wooden flooring and white walls, which allow for easy decoration and furnishing. It benefits from a large window that fills the space with natural

light. The room has direct access to an ensuite shower room, making it a comfortable and private retreat.

Ensuite

7'4" x 5'4" (2.23m x 1.62m)

The ensuite shower room adjoining the master bedroom is fitted with a modern shower enclosure, toilet, and sink. The flooring is tiled in a neutral tone, complementing the fresh white walls for a clean, contemporary look.

Bedroom 2

10'3" x 8'2" (3.12m x 2.49m)

The second bedroom is a comfortable space with white walls and wooden flooring. A window allows in plenty of natural light, while the room's simplicity offers flexibility for use as a bedroom, home office, or guest room.

Bedroom 3

6'11" x 6'9" (2.12m x 2.06m)

The third bedroom is a smaller room featuring white walls and wood-effect flooring, with natural light entering through a window. It is ideal as a child's bedroom or study space.

Bathroom

7'1" x 7'1" (2.16m x 2.16m)

The main bathroom benefits from a modern, clean design with neutral tiled flooring and fresh white walls. It includes a bath with tiled splashbacks, a toilet, and a pedestal sink, alongside a frosted window for privacy and light.

Rear Garden

The rear garden is a well-maintained, enclosed space with a generous lawn bordered by wooden fencing. It offers a private and safe environment for outdoor activities and relaxation, complemented by a paved patio area directly accessible from the lounge doors.

Material Information - Oldham

Tenure Type; Leasehold

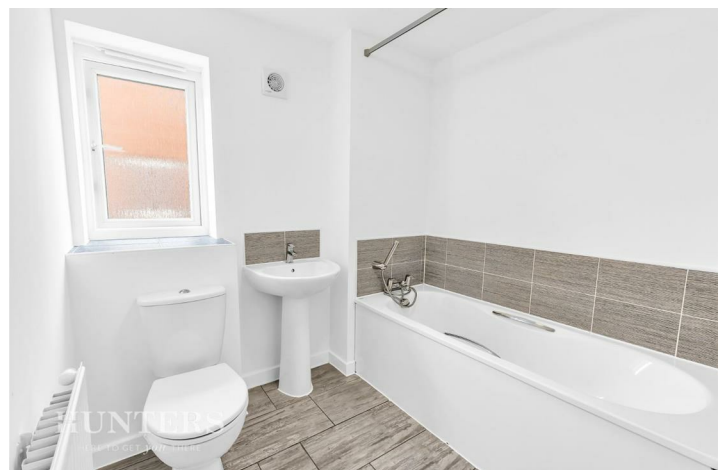
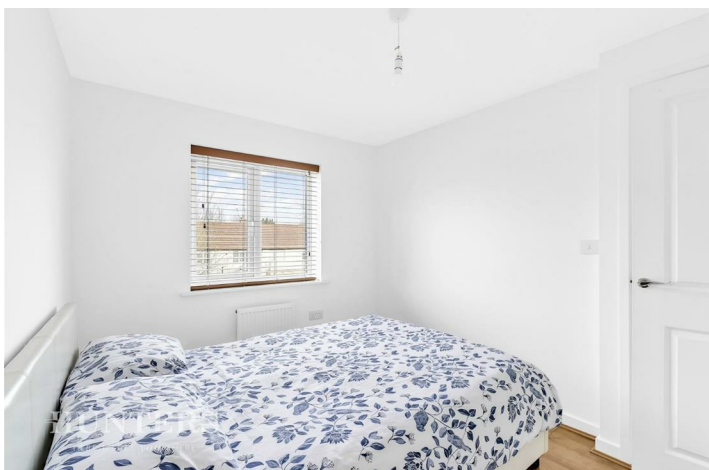
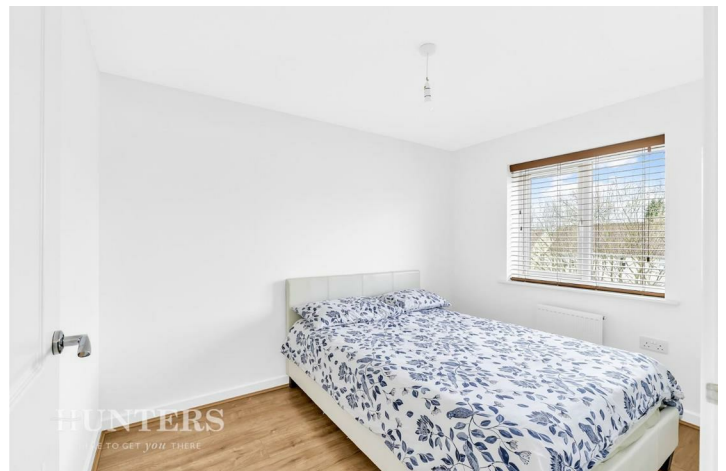
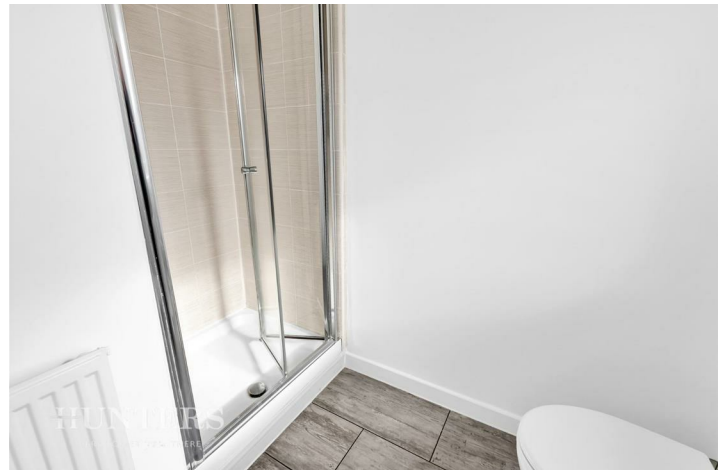
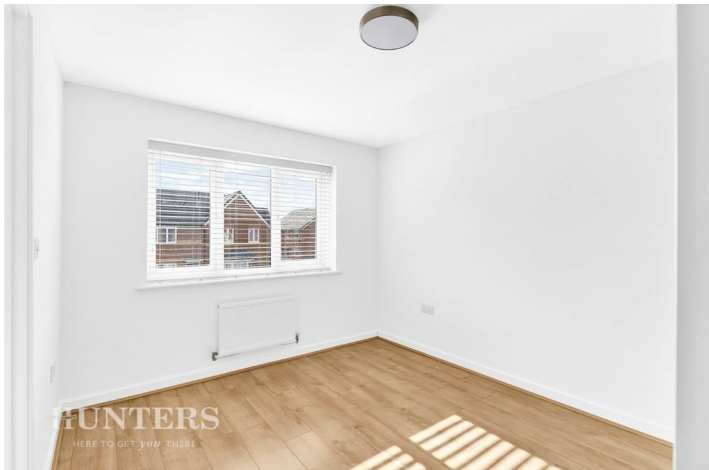
Leasehold Years remaining on lease; 241

Leasehold Ground Rent Amount,

Council Tax Banding; B

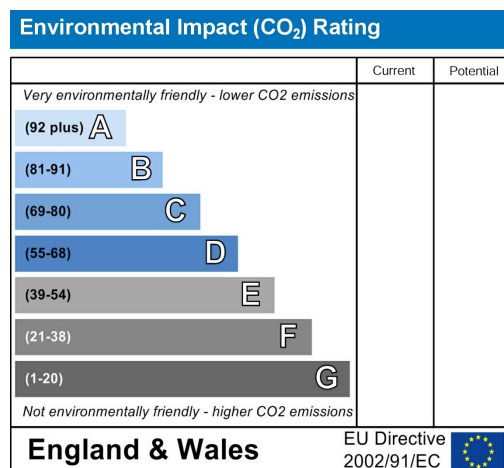
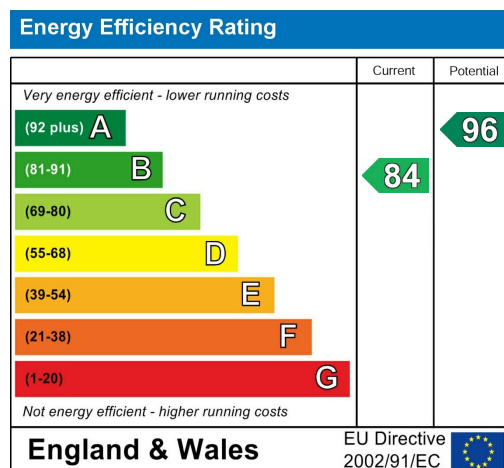
Floorplan







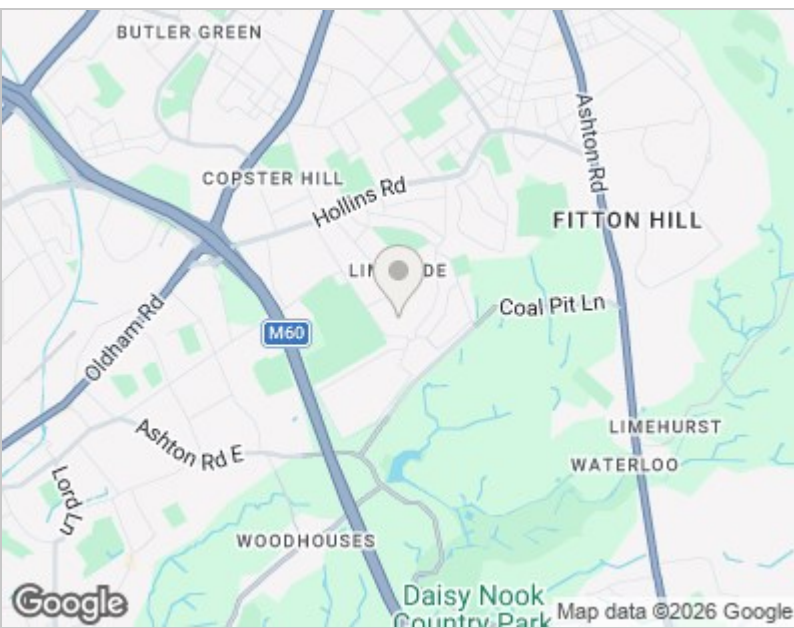
Energy Efficiency Graph



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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