

# HUNTERS<sup>®</sup>

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## Bottomfield Close

Oldham, OL1 4AT

Price £190,000



- CUL-DE-SAC LOCATION
- LARGE PLOT
- CONSERVATORY
- GAS CENTRAL HEATING
- REAR GARDEN

- SEMI-DETACHED
- 2 BEDROOMS
- UPVC DOUBLE GLAZING
- LONG BLOCK PAVED DRIVEWAY
- NO ONWARD CHAIN

Tel: 0161 669 4833

# Bottomfield Close

Oldham, OL1 4AT

Price £190,000



Located in the charming area of Bottomfield Close, Oldham, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and convenient home. The property features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout. The house also includes a well-appointed bathroom, ensuring all essential amenities are readily available.

One of the notable advantages of this property is the provision for parking, accommodating multiple vehicles, which is a valuable asset in this area.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and transport links, making it an ideal choice for those who appreciate both comfort and accessibility being just a short walk from the Tram stop.

In summary, this semi-detached house on Bottomfield Close is a wonderful opportunity for anyone looking to settle in Oldham. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers. Do not miss the chance to make this lovely property your new home.

## Porch

The porch provides a practical entry to the home, featuring laminate flooring and a compact area for hanging coats and storing shoes, creating a welcoming and organised entrance.

## Lounge

15'2" x 12'1" (4.63m x 3.68m)

This cosy lounge offers a comfortable space to relax, featuring wood laminate flooring and neutral décor. A staircase leads to the first floor, and there is ample room for seating and media furnishings, creating a warm and inviting living area.

## Kitchen/Dining Room

8'7" x 12'1" (2.61m x 3.68m)

Bright and modern, the kitchen/dining room benefits from stylish black tiled splashbacks and white cabinetry with chrome handles. The space includes room for a dining table and chairs, and large sliding doors open into the conservatory, flooding the area with natural light.

## Conservatory

12'8" x 11'3" (3.86m x 3.43m)

The conservatory is a bright, spacious area tiled in dark flooring with large windows and glass doors opening out to the garden. It offers a versatile space to enjoy the outdoors from the comfort of indoors, perfect for relaxing or entertaining.

## Landing

The landing provides access to the bedrooms and shower room, with carpeted flooring and neutral décor ensuring a seamless transition between rooms. The white balustrade adds a classic touch to the space.

## Bedroom 1

8'9" max x 12'1" (2.66m max x 3.68m)

Bedroom 1 is well-proportioned with a neutral carpet and walls, featuring a large window that fills the room with natural light. The space comfortably accommodates bedroom furniture, providing a restful personal retreat.

## Bedroom 2

8'7" x 12'1" (2.61m x 3.68m)

Bedroom 2 is a bright, airy room with carpeted floors and a large window offering views to the outside. The neutral décor creates a calm space suitable for various uses, including a child's bedroom or guest room.

## Shower Room

4'10" x 7'6" (1.48m x 2.30m)

The shower room is fitted with a modern suite including a corner shower unit, pedestal wash basin, and toilet. The neutral floor and walls create a clean, practical space for daily use.

## Rear Garden

The rear garden features a raised wooden decking area ideal for outdoor seating and entertaining, leading down to a paved patio and lawn bordered by mature trees and shrubs that offer privacy and a natural feel to the outside space.

## Front Exterior

The front exterior showcases a red-brick semi-detached home with a driveway providing ample off-road parking. The paved and gravelled front garden is bordered by a low fence and mature greenery, offering a welcoming street-facing aspect.

## Material Information - Oldham

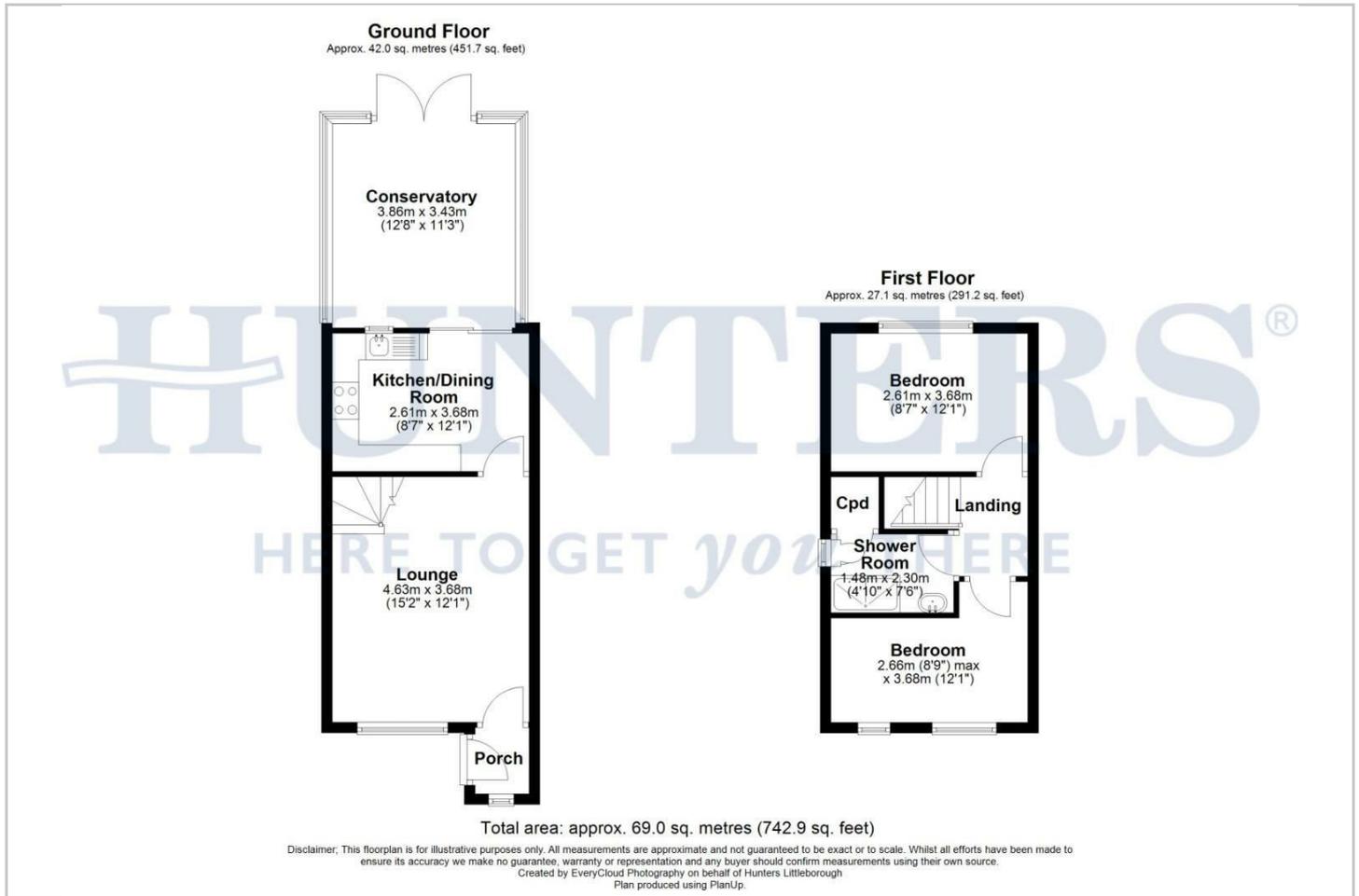
Tenure Type; Leasehold

Leasehold Years remaining on lease; 968

Leasehold Ground Rent Amount, £10.00

Council Tax Banding; A

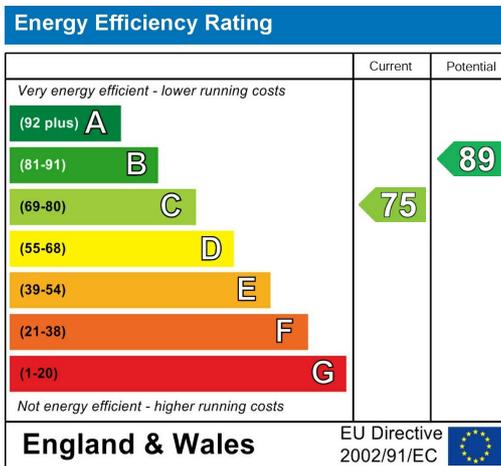
# Floorplan







## Energy Efficiency Graph

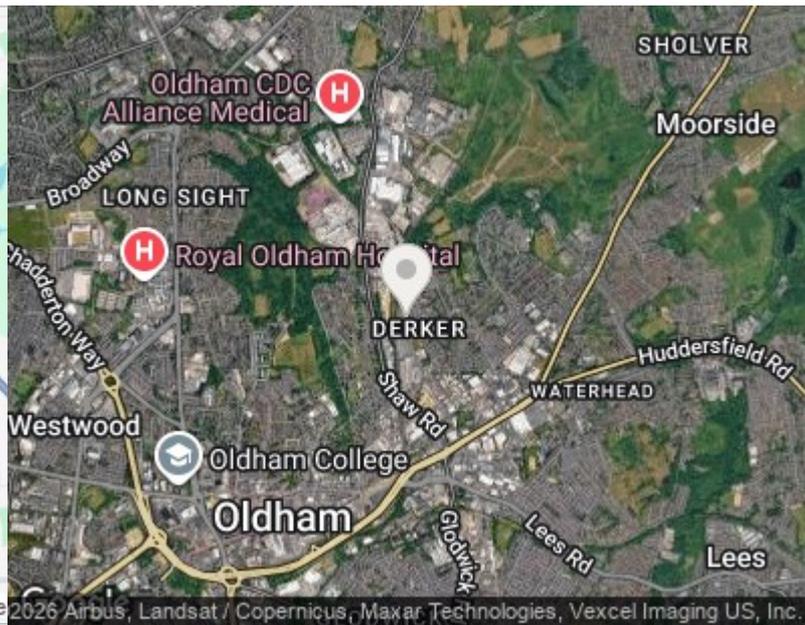
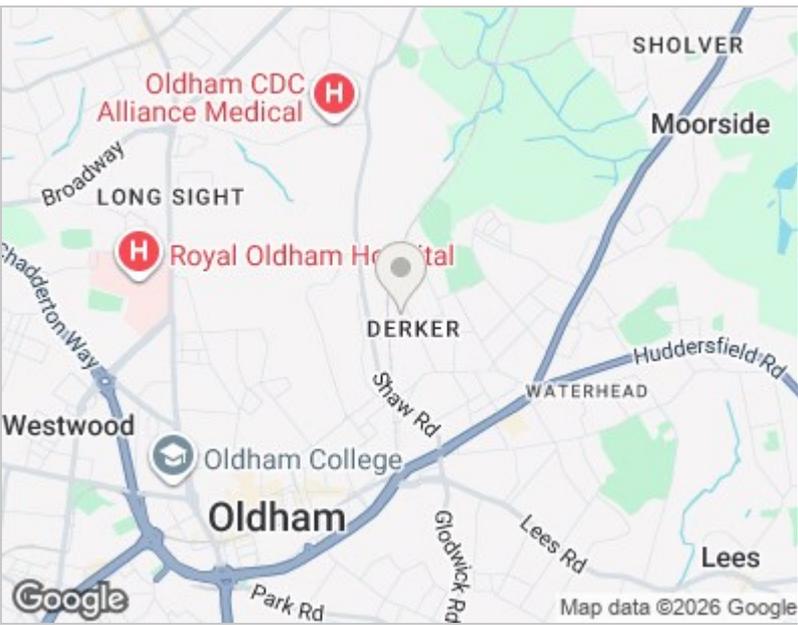


## Viewing

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.

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