

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Southway

Oldham, OL8 3AR

Price £300,000



- SOUGHT AFTER LOCATION
- 3 BEDROOMS
- GAS CENTRAL HEATING
- DRIVEWAY & DETACHED GARAGE
- NO CHAIN

- SEMI-DETACHED
- 2 RECEPTION ROOMS
- DOUBLE GLAZING
- FRONT & REAR GARDEN

Tel: 0161 669 4833

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Hunters are pleased to offer for sale this three bedroom semi-detached family home situated in the highly popular residential area of Garden Suburbs.

The property benefits from gas central heating and uPVC double glazing. Internally the accommodation comprises an entrance hall, spacious lounge with feature fireplace, separate dining room, fitted kitchen with a range of units and appliances, plus useful store rooms to the ground floor. To the first floor there are three good sized bedrooms, two with fitted wardrobes, together with a family bathroom with bath, pedestal sink and a separate WC.

Externally the property enjoys a paved driveway providing off-road parking to the side leading to a detached garage. The rear garden is private and mainly laid to lawn with mature borders, ideal for family use or outdoor relaxation.

Garden Suburbs is a sought-after location known for its peaceful tree-lined streets, strong community feel and convenient access to local amenities, well-regarded schools, shops and transport links including quick connections to Oldham town centre and the motorway network.

An ideal opportunity for families or those looking to put their own stamp on a solidly built home in a desirable area. Viewing is highly recommended. EPC Rating C

## Hallway

The hallway welcomes you into the home with green patterned carpet underfoot and white walls that create a fresh and airy feel. A sturdy dark wood front door with stained glass panels provides character, while a small window adds extra light. The staircase, also carpeted in the same green pattern, leads to the first floor with a simple white balustrade.

## Lounge

13'11" x 13'10" (4.24m x 4.21m)

This spacious lounge is decorated with a bold red carpet that contrasts with the crisp white walls. The room benefits from a large bay window adorned with dark-framed glass that floods the space with natural light and offers views to the front of the property. Traditional furnishings including deep red leather armchairs and a wooden coffee table sit around an elegant wooden fireplace, enhancing the room's classic character.

## Dining Room

11'3" x 10'11" (3.43m x 3.33m)

The dining room creates a warm and inviting space with neutral decor and a beige carpet underfoot. A large window with cream curtains overlooks the garden, allowing plenty of natural light to brighten the room. The classic wooden dining table and chairs positioned centrally provide a comfortable area for family meals and entertaining guests.

## Kitchen

16'4" x 9'3" (4.99m x 2.81m)

The kitchen offers a practical and functional layout with white cabinetry and dark green tiled splashbacks that add a splash of colour. Ample cupboard space is provided both above and below the work surfaces, alongside essential appliances including a freestanding cooker and washing machine. A large window above the sink overlooks the garden, flooding the room with natural light, while a side door leads out to the exterior of the property.

## Landing

At the top of the stairs, the landing is bright and welcoming with white walls and the same green patterned carpet seen downstairs, continuing throughout the upper floor. It provides access to all bedrooms, the bathroom and separate WC, maintaining the flow and practicality of the home.

## Bedroom 1

13'11" x 13'10" (4.24m x 4.21m)

This main bedroom features a large bay window with dark framing that lets in plenty of natural light and offers views to the front of the house. The room is fitted with extensive built-in wardrobes finished in a light wood tone, providing

ample storage space. The patterned carpet floors and simple white walls create a calm and restful atmosphere.

## Bedroom 2

11'3" x 10'11" (3.43m x 3.33m)

This well-proportioned bedroom enjoys a large window overlooking the garden at the rear, warmly lit by natural daylight. Like the main bedroom, it has extensive fitted wardrobes finished in a light wood tone, offering good storage. The patterned carpet and white walls keep the space simple and inviting.

## Bedroom 3

8'0" x 7'8" (2.43m x 2.34m)

This cosy third bedroom is brightened by a window to the side, with a simple built-in wardrobe and modest floor space, ideal for a single bed or use as a small guest room or study. The patterned carpet continues the theme of the upper floor, complemented by white walls.

## Bathroom

7'5" x 5'0" (2.26m x 1.52m)

The bathroom has a traditional feel with a pale green suite comprising a bath and pedestal sink, complemented by white tiled walls with decorative border tiles. A frosted window allows natural light while maintaining privacy. The flooring is a practical, muted green vinyl.

## WC

5'0" x 4'1" (1.52m x 1.26m)

The separate WC features a white toilet and pedestal sink, with light tiled walls and wood-effect flooring. A small window provides natural light and ventilation.

## Rear Garden

The rear garden is well-established and enclosed by mature hedges, creating privacy and a peaceful outdoor space. It has a lawn area bordered by flower beds and shrubs, with a paved patio near the back door, ideal for outdoor seating or dining. A detached garage sits to the side, accessible via a paved driveway that extends to the front of the property.

## Front Exterior

The front exterior presents a classic semi-detached home with a red brick and white painted façade. A paved driveway leads to a detached garage, and a small, well-kept garden with shrubs and a mature tree adds to the welcoming appearance. A low brick wall and gate enclose the front garden, framing the property nicely.

## Material Information - Oldham

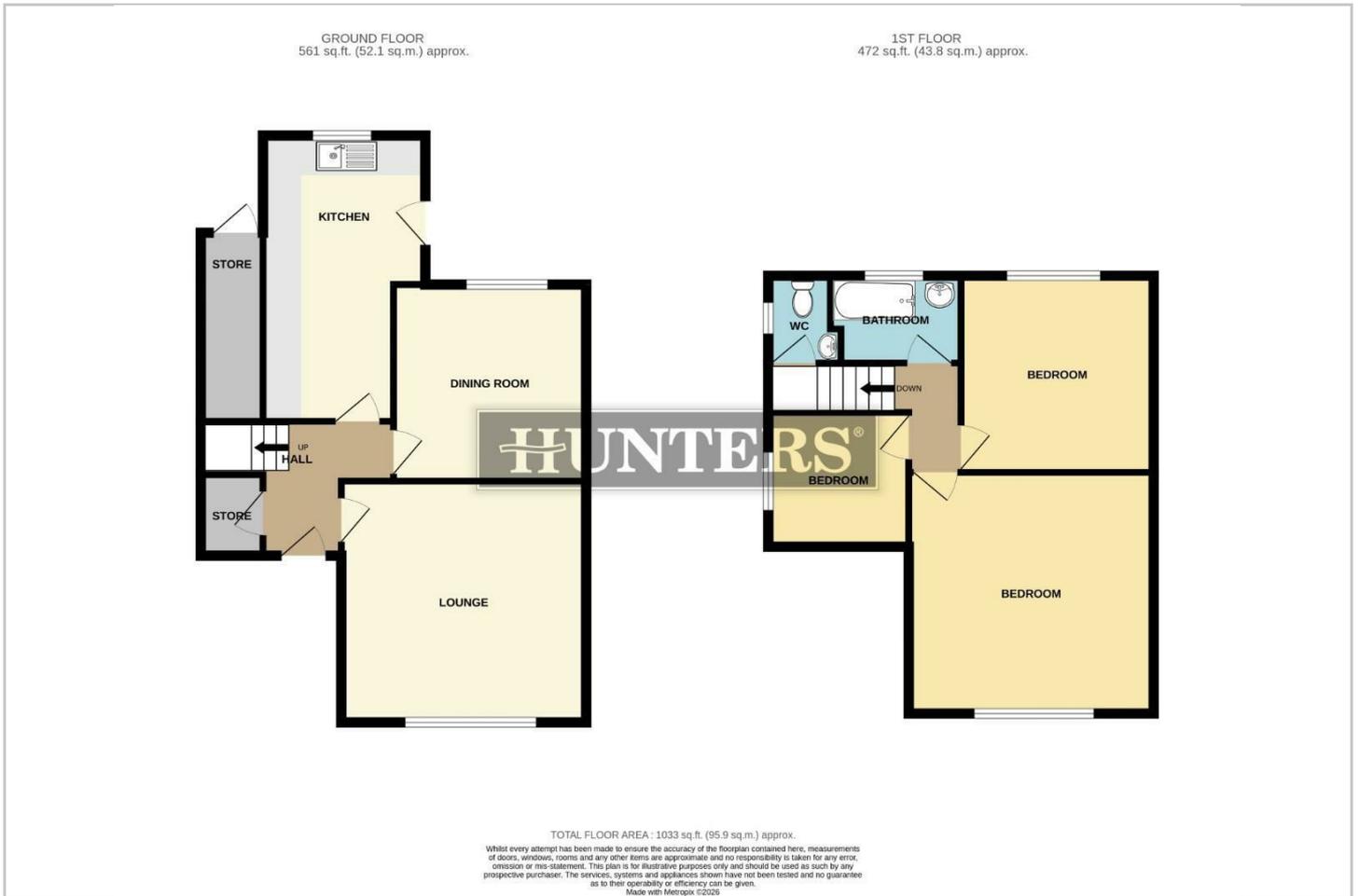
Tenure Type; Leasehold

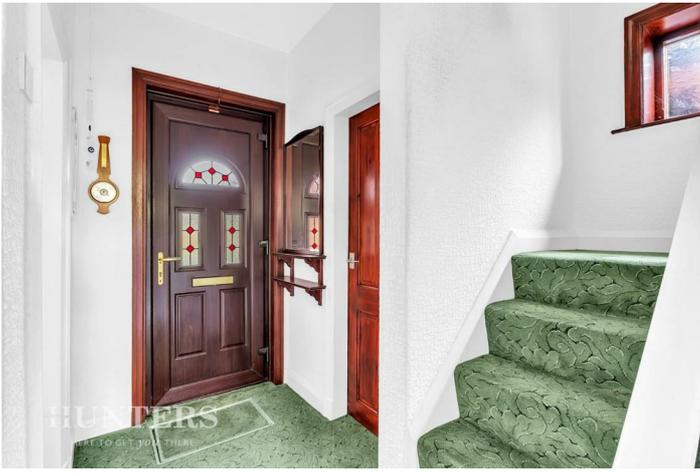
Leasehold Years remaining on lease; 938

Leasehold Ground Rent Amount, £6.00

Council Tax Banding; C

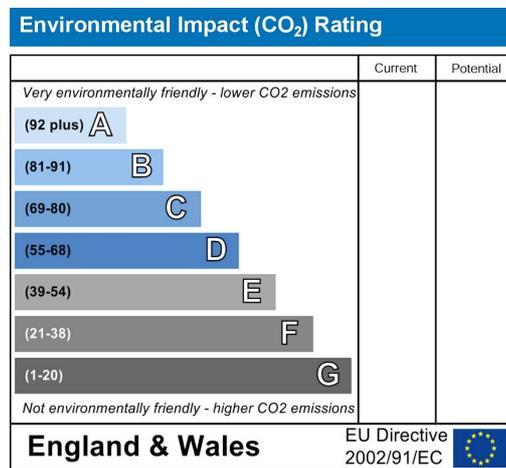
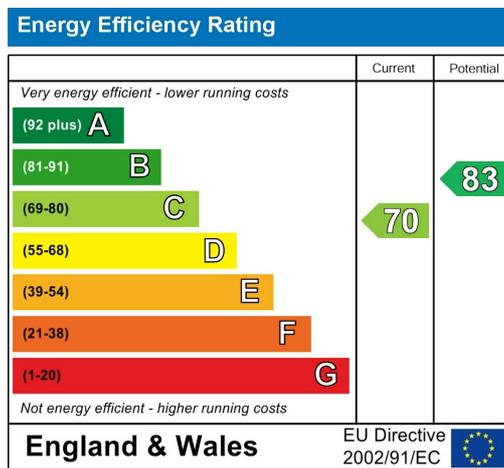
# Floorplan







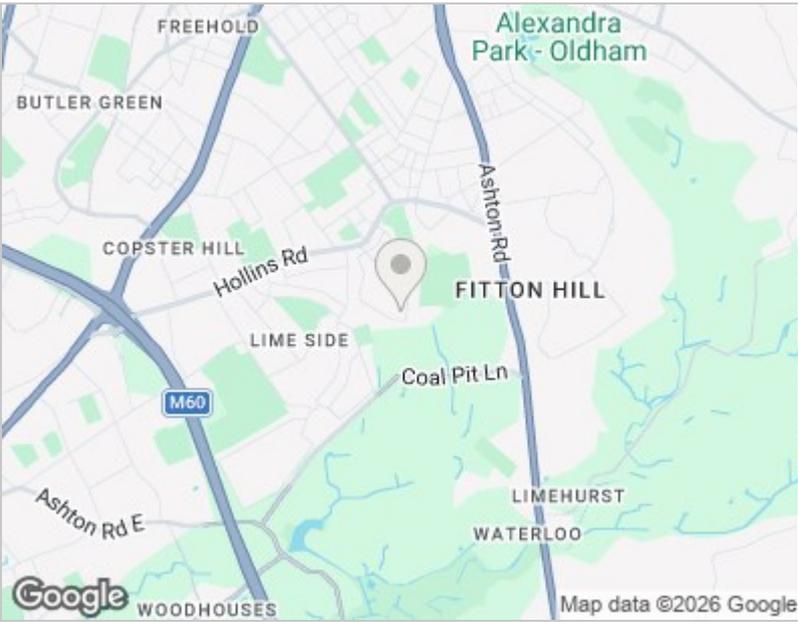
## Energy Efficiency Graph



## 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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