



Simkin Way, Oldham, OL8 2TH

Offers in the region of £440,000

This beautifully presented four bedroom detached family home is situated in the ever-popular Bardsley area of Oldham, a highly regarded residential location offering excellent access to both Oldham and Ashton-under-Lyne, as well as a range of local amenities, well-regarded schools, and transport links. Ideal for the growing family, the property offers generous and versatile living space.

Upon entering, the welcoming hallway leads through to a spacious and inviting living room, perfect for relaxing evenings. There is a separate dining room providing an ideal space for family meals and entertaining guests, while the conservatory to the rear allows for an abundance of natural light and offers a peaceful outlook over the garden. The well-appointed kitchen is fitted with a range of modern units and ample worktop space, complemented by a separate utility room which adds practicality and additional storage. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, the property continues to impress with four well-proportioned bedrooms, all offering comfortable living space. The main bedroom benefits from its own en-suite shower room, providing a private retreat, while the remaining bedrooms are served by a contemporary family bathroom finished with quality fixtures and fittings.

Externally, the property enjoys strong kerb appeal with a driveway to the front providing ample off-road parking, alongside a well-maintained garden area. To the rear, there is an enclosed garden designed with both relaxation and entertaining in mind, featuring a paved patio seating area, well-kept lawn, and a versatile garden room.

This is a superb opportunity to acquire a spacious, stylish, and well-maintained family home in a desirable and convenient location, offering flexible accommodation to suit a variety of modern lifestyles.



GROUND FLOOR

Entrance Hall

Door to:

Living Room

14'10" x 11'6" (4.52m x 3.51m)

Bay window to front, door to:

Dining Room

10'2" x 9'1" (3.10m x 2.78m)

Radiator, double door, door to:

Kitchen

11'2" x 8'10" (3.40m x 2.70m)

Door to:

Toilet

Radiator.

Hall

Open plan, door to:

Utility

6'4" x 7'10" (1.93m x 2.39m)

Conservatory

Two windows to side, two windows to rear, window to front, double door, door to:

Garage

Up and over door.

Anex

Two windows to front, double door.

FIRST FLOOR

Landing

Stairs.

Bedroom 1

14'10" x 7'9" (4.52m x 2.37m)

Window to front, door to:

En-suite

Window to front, radiator.

Bedroom 2

10'10" x 7'9" (3.30m x 2.37m)

Window to rear, radiator, door to:

Bedroom 3

8'7" x 6'7" (2.62m x 2.00m)

Window to rear, radiator, door to:

Bedroom 4

11'11" x 8'4" (3.62m x 2.54m)

Door to:

Bathroom

Window to rear, door to:

DISCLAIMER

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