



# 29a Armdale Rise, Waterhead, Oldham OL4 2SR

£375,000

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- Extended Detached Home
- Superb Family Home
- Cul-de-sac Location
- Turn Key Condition
- Four Bedrooms
- Ample Flexible Living Space
- Stunning Views
- EPC - C



Tucked away in a quiet cul-de-sac location and on the very edge of open countryside with enviable far reaching views is this extended four bedroom, two reception room family home. Presented in immaculate turn key condition this really is a must see property. Inside the ample, flexible living space you will find hallway, downstairs wc, lounge, separate family room with patio doors to the garden, superb modern open plan kitchen diner and office. Upstairs there are four bedrooms (three large doubles, the master with ensuite, and a good size single). Step down into the basement and there is a utility room, large integrated garage and a workshop. Outside to the front there is a driveway providing off road parking (plus EV charging) and low maintenance gardens to both sides and the rear. The rear garden is literally on the edge of open fields with countryside walks right on the doorstep. This is a flexible, good size, superbly presented family home and internal viewing is a must!



Total area: approx. 181.9 sq. metres (1958.2 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using Planisp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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