



204 Hunt Lane, Chadderton, Oldham, OL9 0LR

£325,000



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## 204 Hunt Lane, Chadderton, Oldham, OL9 0LR

For Sale with NO VENDOR CHAIN - Welcome to your perfect family home on Hunt Lane, nestled in one of Chadderton's most sought-after residential neighbourhoods – a place where comfort, convenience and family living come together beautifully.

### Spacious & Versatile Family Living

A three bedroom, three-storey property designed with family life in mind. The ground floor features an open-plan lounge and dining area that flows naturally into a well-appointed kitchen, along with a well proportioned conservatory, perfect for everyday living or entertaining with friends and family.

### Comfortable Bedrooms & Family Bathrooms

Upstairs you'll find three well-proportioned bedrooms, including a top-floor master suite with an ensuite shower, your private retreat away from the bustle of family life. A family bathroom serves the remaining bedrooms (both having fitted wardrobes), offering space and convenience for all ages.

### Outdoor Space for All the Family

The enclosed rear garden boasts decking and lawn areas – a wonderful space for children to play, summer gatherings, or simply relaxing with your morning coffee. An off-street driveway provides practical parking for busy family households.

### Convenient Location

Situated in a popular part of Chadderton, this home benefits from:-

- ✓ Excellent local schools and nurseries within walking distance.
- ✓ Regular bus routes and easy access to main road links for commuting.
- ✓ Nearby parks and outdoor spaces for family days out.
- ✓ Local shops and community amenities close by.

An ideal home for growing families – viewing recommended to fully appreciate the family-friendly layout.





## Ground Floor

**Entrance Hall** - 2m x 1m (6'6" x 3'3")

**WC** - 2m x 1m (6'6" x 3'3")

**Kitchen/Diner Area** - 4m nom x 3.2m max (13'1" x 10'5")

**Lounge Area** - 5.8m max x 4.2m (19'0" x 13'9")

**Conservatory** - 3.8m x 3.4m (12'5" x 11'1")

## Stairs/Landing

### First Floor

**Bedroom** - 4.2m x 3m (13'9" x 9'10")

**Bathroom** - 2.1m x 1.9m (6'10" x 6'2")

**Bedroom** - 4.2m max x 2.7m max (13'9" x 8'10")

## Stairs/Landing

### Second Floor

**Master Bedroom** - 4.9m max x 4.2m max (16'0" x 13'9")

**Ensuite** - 2m x 2m (6'6" x 6'6")

**TENURE:** - Leasehold £250 Years from Jan 2008 - Ground Rent £150 per annum - (Solicitor to confirm details).

**COUNCIL BAND:** C - Please note these are subject to change occasionally, so we advise you make your own checks with the local council prior to completion.







