



5 Simkin Way , Oldham, OL8 2TH

Offers Over £330,000



FOUR BEDROOM * DETACHED FAMILY HOME * CONSERVATORY * EN-SUITE * GARAGE * POPULAR RESIDENTIAL LOCATION

Cousins Estate Agents are delighted to offer for sale this spacious and well-presented four-bedroom detached family home, situated on the highly sought-after Simkin Way in Oldham.

Occupying an enviable position within a popular residential development, this impressive property provides approximately 1,259 sq. ft. of versatile living accommodation, making it an ideal choice for growing families.

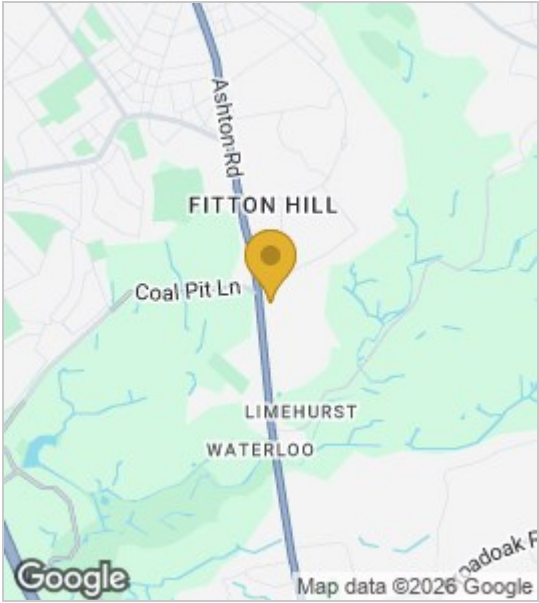
The ground floor briefly comprises an inviting entrance hall, a convenient downstairs WC, a spacious lounge opening into a dining area, creating the perfect environment for both everyday family life and entertaining. The fitted kitchen offers ample storage and workspace, whilst the additional snug/family room provides flexible accommodation that could be



FRONT

- LOUNGE 14'9" x 11'6" (4.50 x 3.51)
- DINING ROOM 10'3" x 9'0" (3.13 x 2.75)
- CONSERVATORY 14'1" x 16'2" (4.30 x 4.95)
- KITCHEN 10'3" x 10'7" (3.13 x 3.23)
- OFFICE/BEDROOM 9'7" x 8'0" (2.94 x 2.45)
- DOWNSTAIRS WC
- BEDROOM ONE 12'3" x 11'9" (3.74 x 3.59)
- ENSUITE
- BEDROOM TWO 12'0" x 8'4" (3.66 x 2.56)
- BEDROOM THREE 8'7" x 7'11" (2.64 x 2.42)
- BEDROOM FOUR 8'7" x 7'10" (2.64 x 2.40)
- BATHROOM
- REAR GARDEN

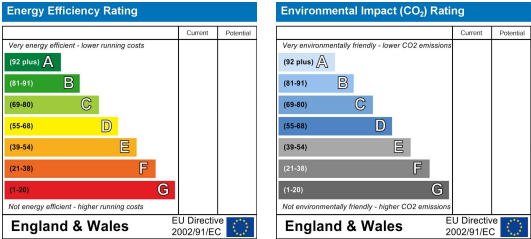
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

