

# HUNTERS<sup>®</sup>

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## Green Lane

Garden Suburbs, Oldham, OL8 3BA

Price £220,000



- SEMI-DETACHED
- 3 BEDROOMS
- GAS CENTRAL HEATING
- FRONT AND REAR GARDEN
- VIEWING HIGHLY RECOMMENDED

- POPULAR LOCATION
- 2 RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- DRIVEWAY FOR OFF ROAD PARKING
- NO ONWARD CHAIN

Tel: 0161 669 4833

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Price £220,000



Located in the charming area of Garden Suburbs, Oldham, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide a perfect setting for relaxation and entertaining guests, ensuring that you can enjoy both quiet evenings and lively gatherings.

The house features a well-appointed bathroom, catering to all your daily needs. The property is further enhanced by the convenience of gas central heating, ensuring warmth and comfort throughout the colder months. Additionally, the presence of UPVC double glazing not only improves energy efficiency but also contributes to a peaceful living environment by reducing outside noise.

For those with vehicles, the property boasts parking space for two vehicles, a valuable asset in this area. The location itself is ideal, offering a blend of suburban tranquillity while remaining close to local amenities, schools, and transport links.

This semi-detached house on Green Lane is a wonderful opportunity for anyone seeking a comfortable and practical home in Oldham. With its spacious layout and modern conveniences, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

## Hall

This welcoming hallway features a warm carpeted floor and fresh, neutral walls. It offers access to the staircase leading to the first floor, alongside convenient storage space. Natural light filters through a window, creating a bright and inviting entrance.

## Lounge

14'9" x 13'1" (4.49m x 4.00m)

The lounge is a bright and spacious room with wood-effect flooring and a large front-facing window that fills the space with natural light. A modern wall-mounted electric fire provides a cosy focal point, making this an ideal room for relaxation.

## Dining Room

11'8" x 11'6" (3.54m x 3.50m)

The dining room features the same wood-effect flooring as the lounge, creating a cohesive feel. A sizeable window overlooks the garden, allowing for pleasant views and ample daylight. This room provides a comfortable space for meals and entertaining.

## Kitchen

17'5" x 8'7" (5.32m x 2.61m)

The kitchen is fitted with contemporary base and wall units in a neutral gloss finish, complemented by wood-effect work surfaces. Appliances include an integrated oven with a hob and extractor above, and space for a washing machine and fridge freezer. A large window overlooks the garden, and there is a door providing access to the outside. Wood-effect flooring runs throughout, enhancing the light and airy feel of the room.

## Landing

The landing provides access to all the first-floor rooms and includes a useful store cupboard. Carpeted stairs lead down to the ground floor, while natural light enters through a window, keeping the space bright.

## Bedroom 1

11'8" x 11'6" (3.54m x 3.50m)

This main bedroom is generously proportioned

with the benefit of built-in storage. A large window at the front fills the room with natural light, while carpeted flooring creates a cosy atmosphere.

## Bedroom 2

13'1" x 7'3" (4.00m x 2.20m)

This second bedroom features carpeted flooring and a large rear-facing window. The room's elongated shape offers versatility for furniture arrangements.

## Bedroom 3

9'11" x 7'6" (3.02m x 2.29m)

This third bedroom is a smaller room with a window overlooking the rear garden, carpeted flooring, and built-in storage cupboards making it a practical space for a single bedroom or study area.

## Bathroom

8'7" x 5'7" (2.61m x 1.69m)

The bathroom has a white suite comprising a panelled bath with a shower above, pedestal basin, and tiled walls creating a bright and clean environment. Two windows provide natural light and ventilation.

## WC

5'7" x 3'4" (1.69m x 1.01m)

A separate WC is located adjacent to the bathroom, featuring a simple white suite and small window for light and ventilation.

## Rear Garden

The rear garden offers a peaceful outdoor space with mature trees, shrubs and a paved patio area ideal for seating. The garden is enclosed by fencing and features a useful brick-built outbuilding providing extra storage or workshop space.

## Front Exterior

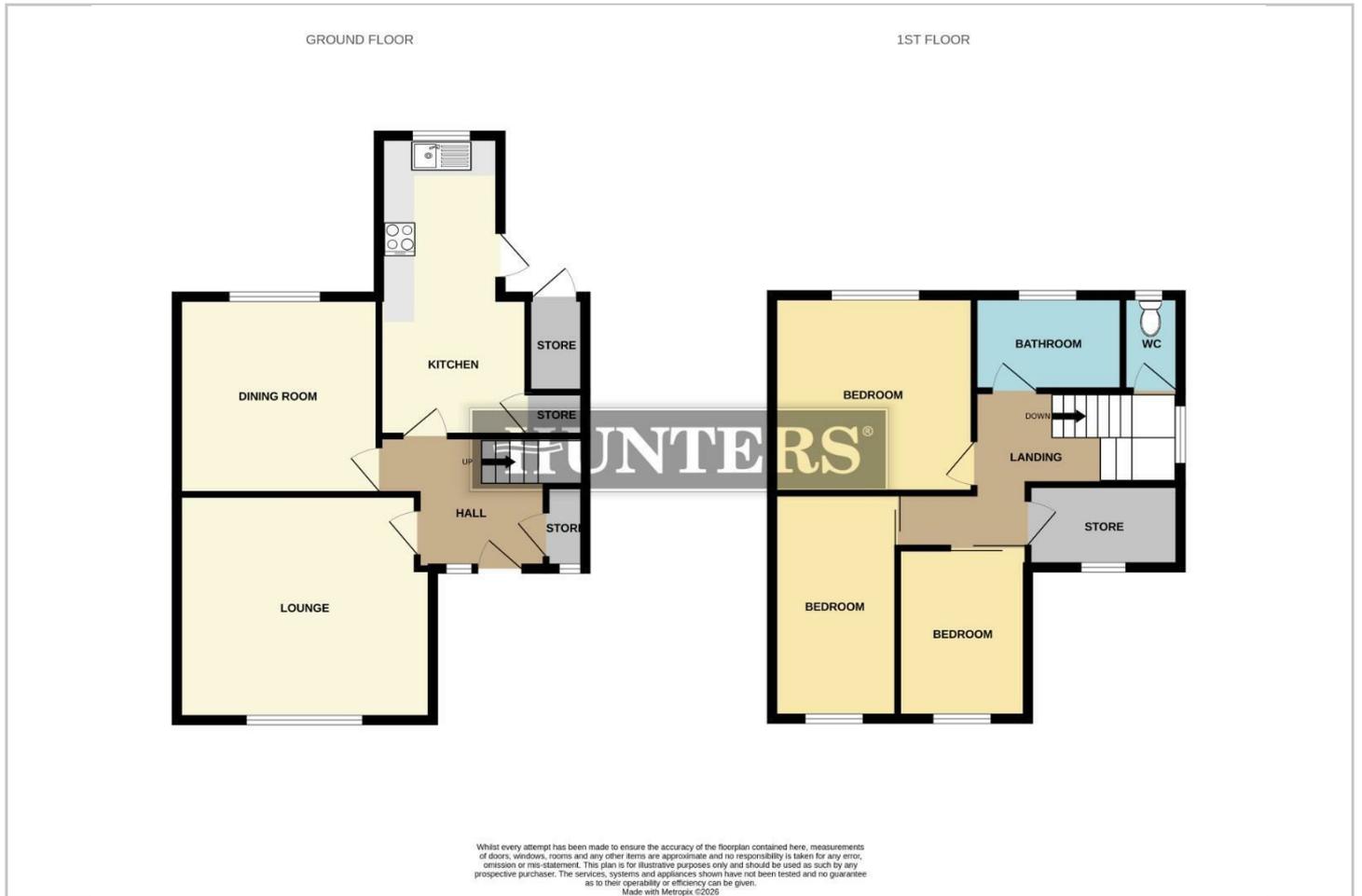
The front exterior demonstrates a spacious driveway providing ample parking, bordered by low stone walling and shrubbery. The property has a traditional brick façade with large windows and a covered side entrance.

## Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; C

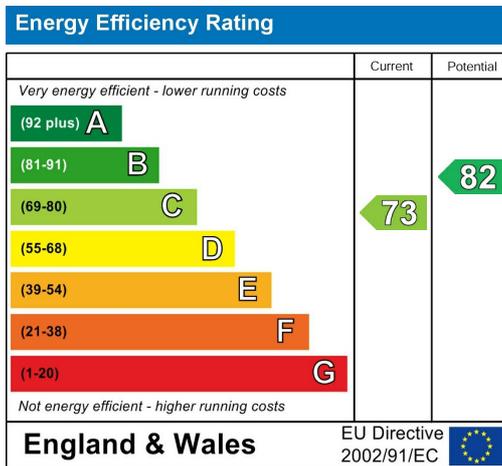
# Floorplan







## Energy Efficiency Graph

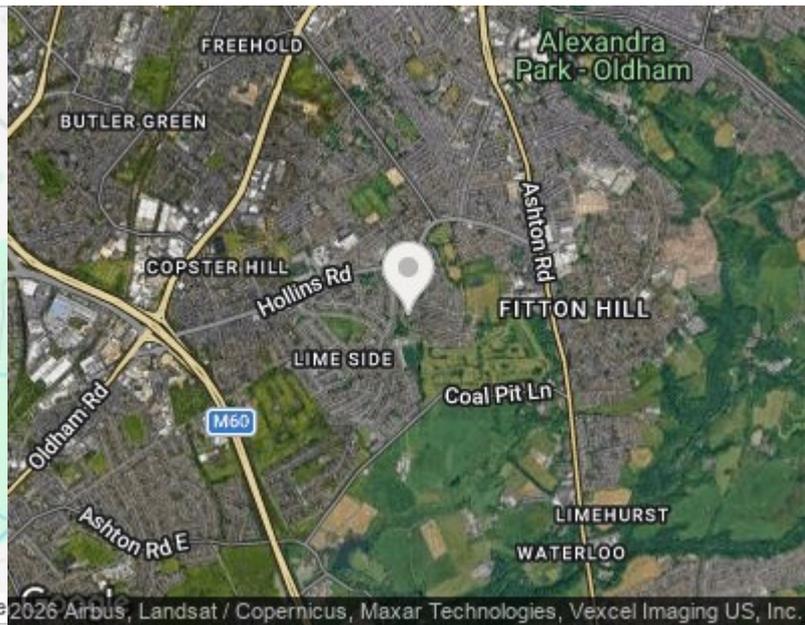
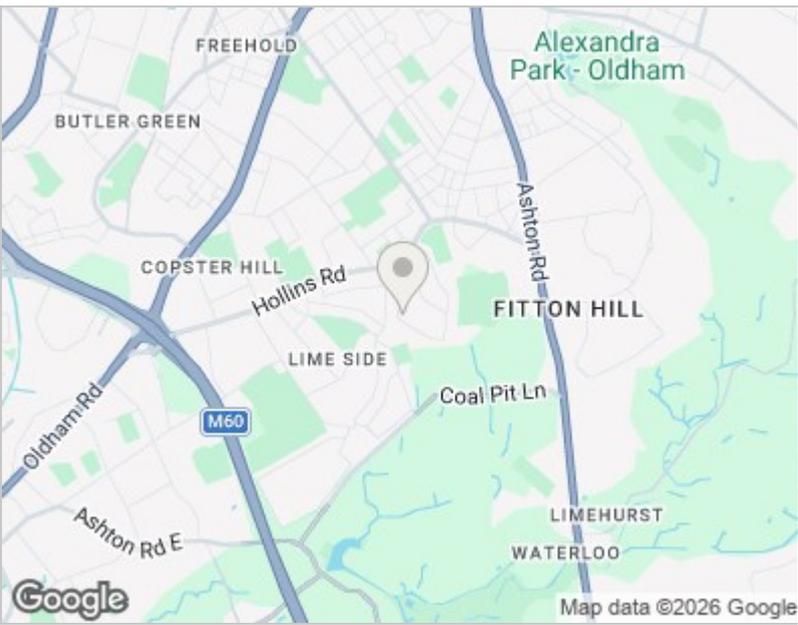


## Viewing

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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