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Barmouth Walk

Oldham, OL8 4SH

Asking Price £175,000



- MID TOWN HOUSE
- 2 DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- REAR GARDEN
- NO ONWARD CHAIN

- CONVENIENT LOCATION
- GUEST WC
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING

Tel: 0161 669 4833

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Welcome to this charming modern mid-town house located on Barmouth Walk in Oldham. This delightful property features a well-designed layout, perfect for those seeking a comfortable and contemporary living space.

Upon entering, you will find a welcoming reception room that offers a warm and inviting atmosphere, ideal for relaxing or entertaining guests. The house boasts two double bedrooms, providing ample room for rest and personal space.

The property benefits from gas central heating, ensuring a cosy environment throughout the year. Additionally, there is parking available for one vehicle, adding to the convenience of this lovely home.

This mid-town house is perfect for first-time buyers, small families, or those looking to downsize. Its modern features and practical layout make it an excellent choice for anyone seeking a comfortable lifestyle in a friendly neighbourhood.

Externally there is a good size rear garden with patio and lawn area. Off road parking to the rear.

Do not miss the opportunity to make this delightful property your new home.

Porch

The porch welcomes you into the home with a bright and airy feel, emphasised by light walls and a frosted glass that allows natural light to filter through while maintaining privacy.

Lounge

14'3" x 12'4" (4.34m x 3.77m)

This welcoming lounge is a bright and airy space with light wood flooring and walls painted in crisp white. A stylish, dark green panelled feature wall adds character, complemented by two comfortable sofas positioned to take advantage of the large wall-mounted TV. A staircase with traditional white balustrades leads to the first floor, and a large window lets in plenty of natural light.

Kitchen

10'8" x 7'0" (3.24m x 2.13m)

The kitchen is thoughtfully designed with white cabinetry and wood-effect work surfaces that provide a natural warmth to the room. A window above the sink offers views out to the garden and fills the space with light. Included are integrated appliances such as a gas hob with a stainless steel extractor hood and an oven beneath. There is a convenient breakfast bar with seating for two, making this a practical and inviting space for casual dining and socialising.

WC / Utility

5'5" x 4'11" (1.64m x 1.50m)

The WC/utility room is practical and neatly arranged, featuring a compact toilet and a sink. A stacked washer and dryer make excellent use of the limited space, with light-coloured tiling adding brightness and a clean finish.

Landing

This first-floor landing is bright and simple, finished with white walls and a soft grey carpet. It connects the two bedrooms and the bathroom, with a useful storage cupboard tucked underneath the stairs.

Bedroom 1

12'4" x 9'1" (3.77m x 2.78m)

Bedroom 1 is light and spacious, with two large

windows that flood the room with natural light. The room features a stylish grey accent wall with subtle vertical stripes behind the bed, and pale wooden flooring that complements the fresh, modern feel. The space easily accommodates a double bed and additional furniture, making it a relaxing retreat.

Bedroom 2

12'4" x 8'10" (3.77m x 2.70m)

Bedroom 2 offers a calm atmosphere with soft grey carpeting and two windows providing plenty of daylight. The room is decorated with light walls, accented by a single geometric patterned wall in pastel shades that adds interest without overwhelming. This bedroom is comfortably sized for a double bed and essential furniture.

Bathroom

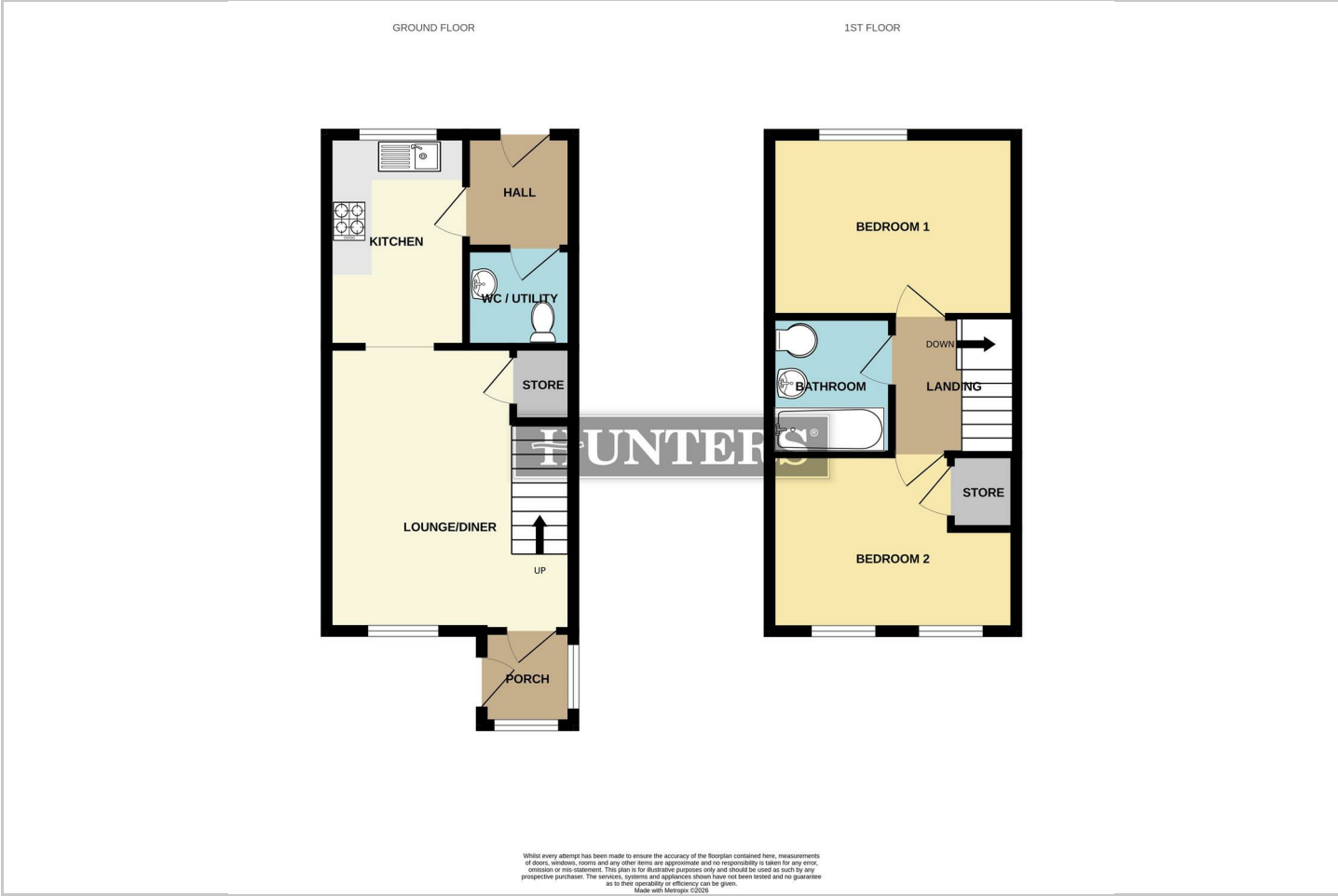
6'11" x 6'2" (2.10m x 1.87m)

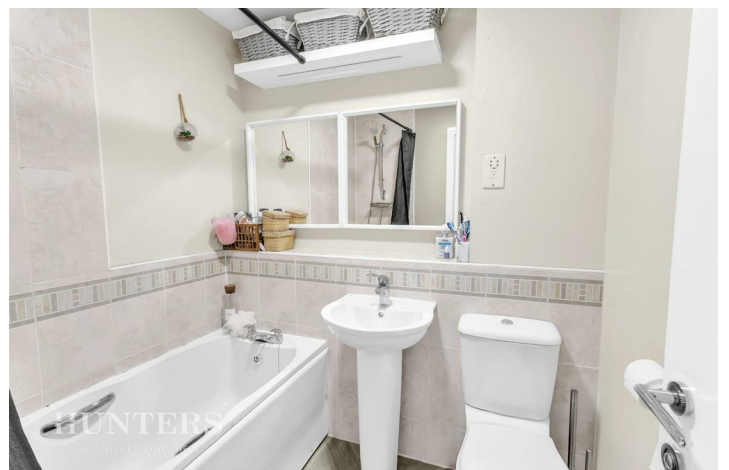
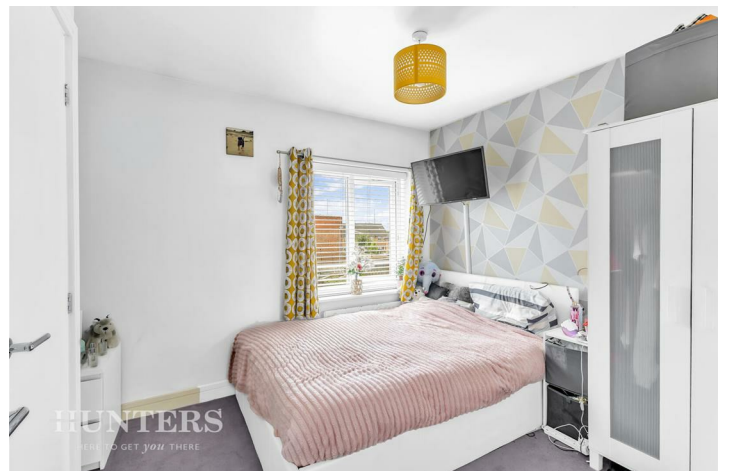
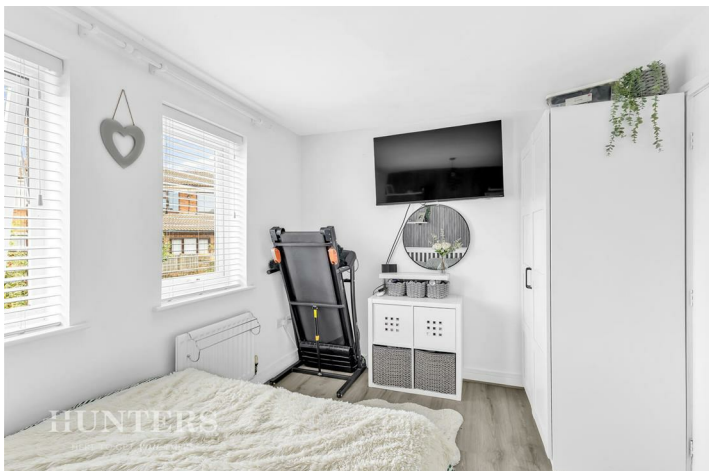
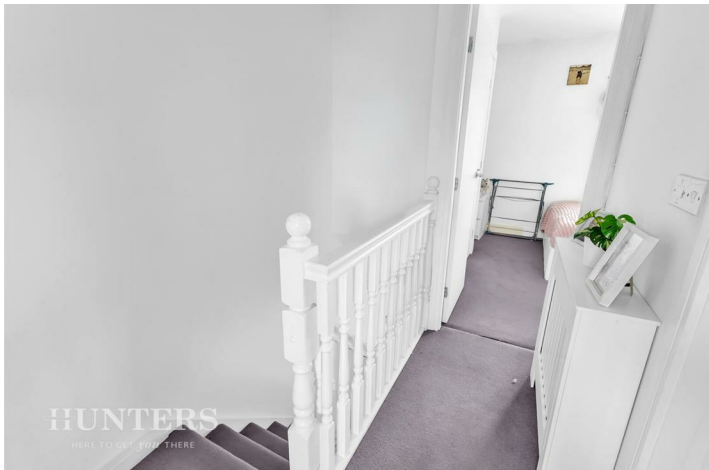
The bathroom is compact and practical, featuring a white bath with an overhead shower, a pedestal basin, and a close-coupled toilet. The walls are partially tiled in a soft neutral tone with a decorative border, and a large mirror above the sink helps to create a sense of space.

Rear Garden

The rear garden provides a private outdoor space with a paved patio area, ideal for seating and outdoor entertaining. Beyond this, a lawn is bordered by mature hedges and fencing, offering privacy and a peaceful atmosphere. The garden is well enclosed, with a storage shed to one side.

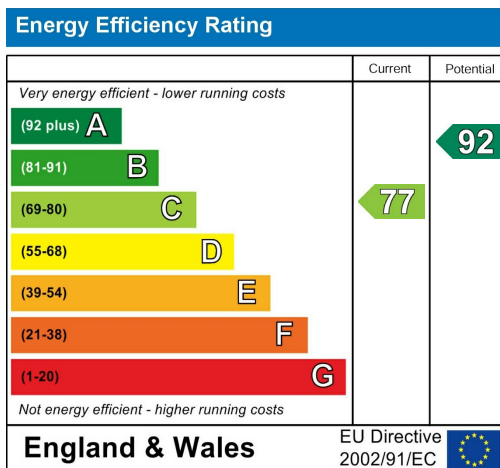
Floorplan







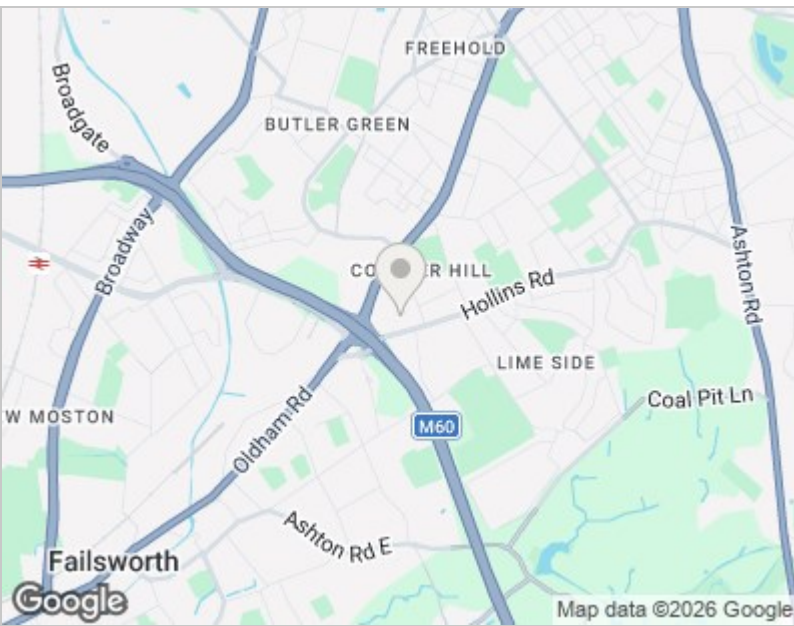
Energy Efficiency Graph



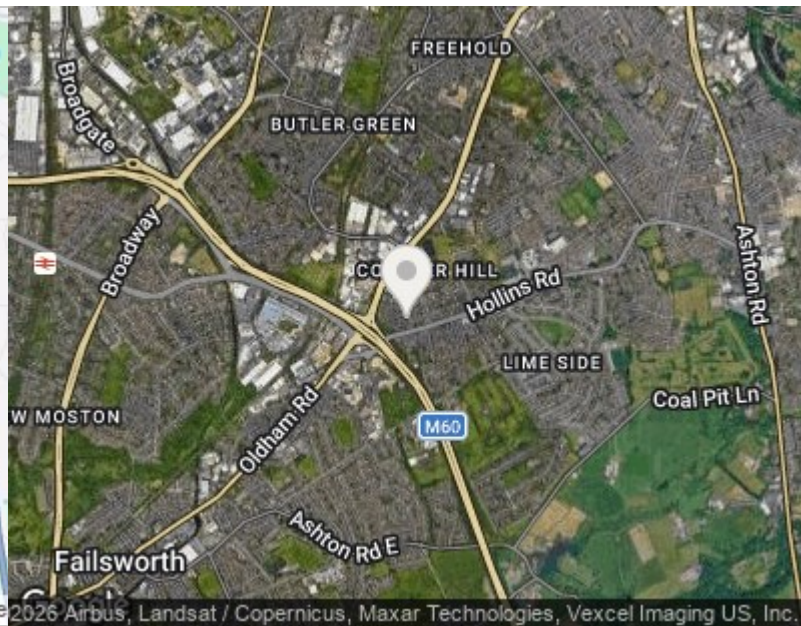
Viewing

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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