

# HUNTERS<sup>®</sup>

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## Cardigan Road

Oldham, OL8 4SF

Offers Over £250,000



- MODERN SEMI-DETACHED
- 2 BATHROOM
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN

- 4 BEDROOMS
- GAS CENTRAL HEATING
- GROUND FLOOR WC
- ALLOCATED PARKING SPACE

Tel: 0161 669 4833

# Cardigan Road

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A well-presented three-storey semi-detached family home offering spacious and versatile living across approximately 1,004 sq.ft.

Located on Cardigan Road in the popular Hollinwood area of Oldham, this modern property features four bedrooms and two bathrooms, making it ideal for growing families or those seeking flexible accommodation.

On the ground floor, a welcoming entrance porch leads into a bright and airy lounge. The kitchen/diner is well equipped with modern units, wooden worktops and ample space for dining. Patio doors open directly onto the rear garden, while a useful ground-floor WC and storage complete the level.

The first floor accommodates two good-sized double bedrooms, a further single bedroom and a contemporary family bathroom with both bath and separate shower.

On the second floor, the master bedroom benefits from its own en-suite shower room, along with additional storage space.

Throughout the home you will find neutral décor, quality flooring, gas central heating and double glazing. Solar panels on the roof provide an energy-efficient touch.

Outside, the low-maintenance rear garden is perfect for relaxing or entertaining, with a paved patio, gravelled areas, artificial lawn and space for a barbecue. A bar is included, along with side access. To the front there is off-road parking.

Conveniently positioned for local amenities, schools and transport links, this superb family home is presented in excellent move-in condition and early viewing is highly recommended.

### Porch

A bright and welcoming entrance porch, with Upvc double glazed window and heater.

### Lounge

13'3" x 12'2" (4.05m x 3.71m)

Spacious lounge with neutral décor and a feature blue damask wallpaper on one wall. Large windows allow plenty of natural light, creating a bright and airy family living space

### Kitchen/Diner

13'3" x 10'4" (4.05m x 3.14m)

Modern open-plan kitchen/diner with white high-gloss units, wooden style worktops and a central island with wooden breakfast bar. Integrated appliances include dishwasher, oven, hob and extractor. Three contemporary pendant lights hang above the island, and patio doors open directly onto the rear garden.

### WC

4'9" x 4'6" (1.45m x 1.37m)

Compact ground-floor cloakroom with white sanitaryware.

### Landing

The landing on the first floor is carpeted in a neutral tone and features white spindled balustrades, creating a light and airy feel. It provides access to the bedrooms and bathroom on this floor, with walls painted a crisp white for a clean, fresh look.

### Bedroom 2

13'3" x 10'3" (4.03m x 3.12m)

Good-sized double bedroom with striking black-and-white Paris-themed wallpaper featuring the Eiffel Tower and motivational text. Neutral carpet and large window with grey curtains.

### Bedroom 3

10'4" x 6'6" (3.16m x 1.97m)

Well-proportioned double bedroom with elegant black-and-white floral feature wall and neutral décor. Includes a large window providing good natural light.

### Bedroom 4

7'1" x 6'9" (2.16m x 2.06m)

Single bedroom with neutral walls, large window and neutral carpet. Ideal as a child's room, home office or guest bedroom.

### Bathroom

6'7" x 6'6" (2.00m x 1.97m)

Family bathroom featuring a full-size white bath with mixer taps, pedestal sink, WC and large mirror. Finished with white tiled walls and wood-effect flooring, plus a window for natural light.

### Bedroom 1

13'1" x 10'1" (4.00m x 3.07m)

Generous master bedroom with sloping ceilings and dormer window. Neutral décor throughout, with built-in mirrored wardrobes and access to the ensuite shower room.

### Ensuite

10'1" x 5'4" (3.07m x 1.62m)

With white shower, basin and WC, finished with modern neutral tiling. Velux roof window, and ample storage.

### Rear Garden

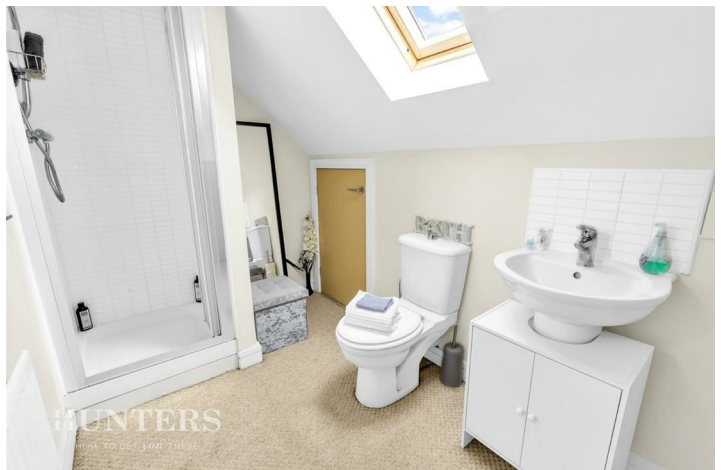
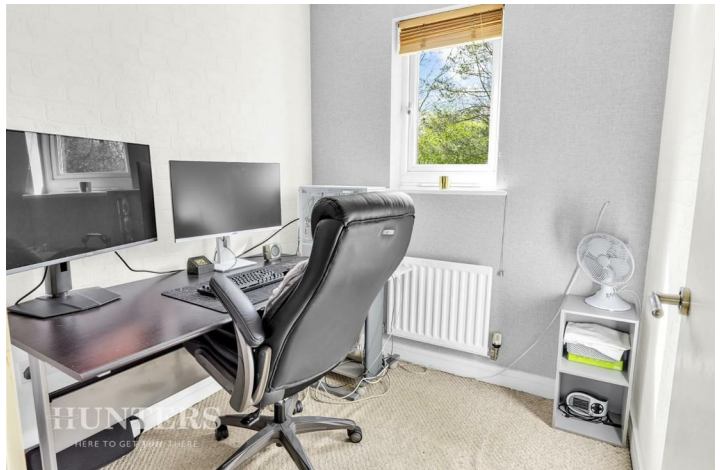
The rear garden is a low-maintenance outdoor space, mainly paved with a gravel section and a small artificial grass area ideal for seating. It is enclosed by fencing and includes a bar and garden shed for storage, creating a private and practical area for outdoor living and entertaining.

### Front Exterior

The front exterior shows a charming end-terrace brick home with a small front garden enclosed by wrought iron fencing. The property features multiple dormer windows on the upper floors and has parking available on the street directly outside.

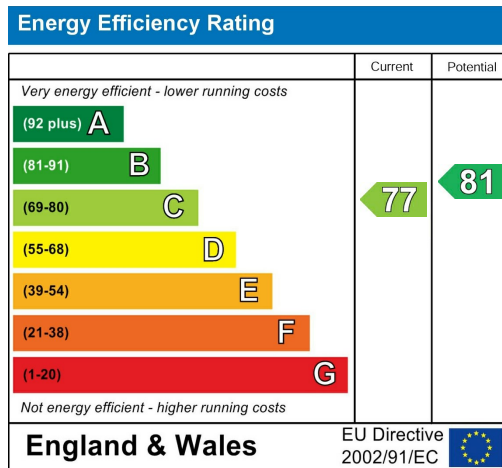
# Floorplan







## Energy Efficiency Graph

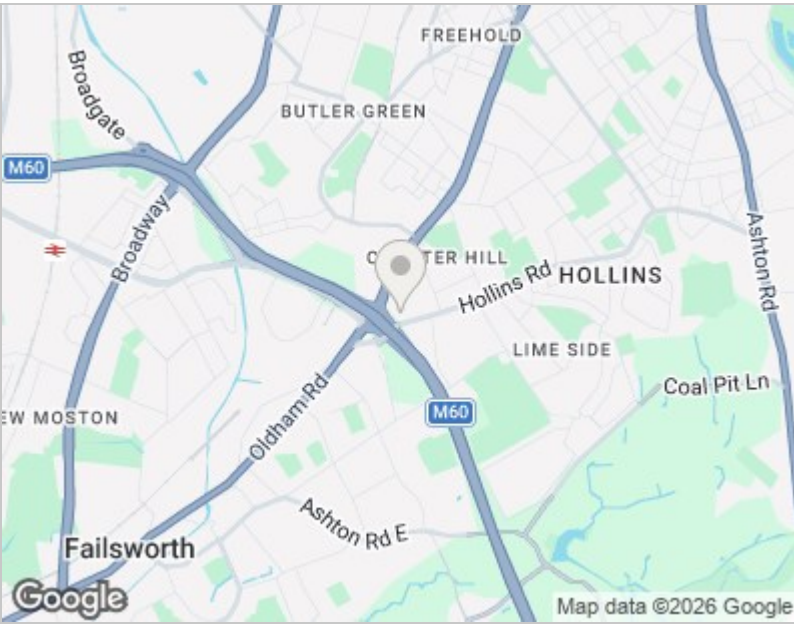


## Viewing

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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