

# HUNTERS<sup>®</sup>

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## Glenmore Drive

Failsworth, Oldham, M35 9HG

Offers Over £210,000



- MID TOWN HOUSE
- SINGLE STOREY EXTENTION
- UPVC DOUBLE GLAZING
- DRIVEWAY TO THE FRONT

- 3 BEDROOMS
- GAS CENTRAL HEATING
- LONG REAR GARDEN
- NO ONWARD CHAIN

Tel: 0161 669 4833

# Glenmore Drive

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Offers Over £210,000



Welcome to this charming townhouse located on Glenmore Drive in the desirable area of Failsworth, Oldham. This delightful property offers a perfect blend of comfort and convenience, making it an ideal home for families or first-time buyers.

As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The property boasts bedrooms, ensuring ample space for everyone.

One of the standout features of this home is the long rear garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months. Additionally, the property benefits from a driveway at the front, providing off-road parking for your convenience.

The townhouse is equipped with gas central heating and UPVC double glazing, ensuring a warm and energy-efficient environment throughout the year. This combination not only enhances comfort but also contributes to lower energy bills.

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and transport links, making it an excellent choice for those seeking a vibrant community atmosphere.

In summary, this townhouse on Glenmore Drive presents a fantastic opportunity to acquire a lovely home in Failsworth. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this property your own.

## Hall

The entrance hall provides an inviting welcome with a neutral tiled floor and a white front door featuring a small glazed panel. It leads directly into the lounge and kitchen, with a staircase rising to the first floor.

## Lounge

13'7" x 11'11" (4.13m x 3.64m)

The lounge offers a welcoming space with a large front-facing bay window that fills the room with natural light. It features a contemporary style fireplace set against a deep blue accent wall, highlighted by wooden flooring that extends throughout the room. The simple yet elegant ceiling light fixture adds a subtle touch of charm to the space.

## Kitchen

14'8" x 7'7" (4.47m x 2.32m)

This kitchen is bright and functional, fitted with a range of wooden cabinets topped with dark countertops, providing ample storage and work surfaces. It includes appliances such as a built-in oven, gas hob. The tiled splashbacks add a traditional touch, while the convenient door to the dining room.

## Dining Room

14'10" x 7'7" (4.52m x 2.31m)

The dining room is a bright, airy space with large French doors opening out to the rear garden. It benefits from a side window ensuring plenty of natural light and is finished with warm wood flooring and neutral walls, making it an inviting room for meals and gatherings.

## Landing

The landing connects the three bedrooms and bathroom upstairs, with a fresh,

## Bathroom

7'5" x 5'3" (2.26m x 1.59m)

The bathroom is modern and practical with tiled flooring and walls, featuring a corner shower enclosure, a basin set in a vanity unit, and a close coupled WC beneath a frosted window that

ensures privacy while allowing natural light into the space.

## Bedroom 1

11'6" x 9'0" (3.50m x 2.74m)

Bedroom 1 is a comfortable double room, generously equipped with fitted wardrobes and overhead storage in a neutral cream and wood finish. It has a large window overlooking the front of the property, with soft grey carpeting and neutral walls creating a restful space.

## Bedroom 2

9'0" x 8'0" (2.74m x 2.44m)

Bedroom 2 is a compact double room with neutral décor and carpeting. It features a front-facing window to the street, offering a cosy and bright bedroom setting.

## Bedroom 3

8'9" x 7'5" (2.67m x 2.26m)

Bedroom 3 is a smaller single room with neutral walls and carpeting, including a window looking to the rear. It suits use as a nursery, study, or guest bedroom.

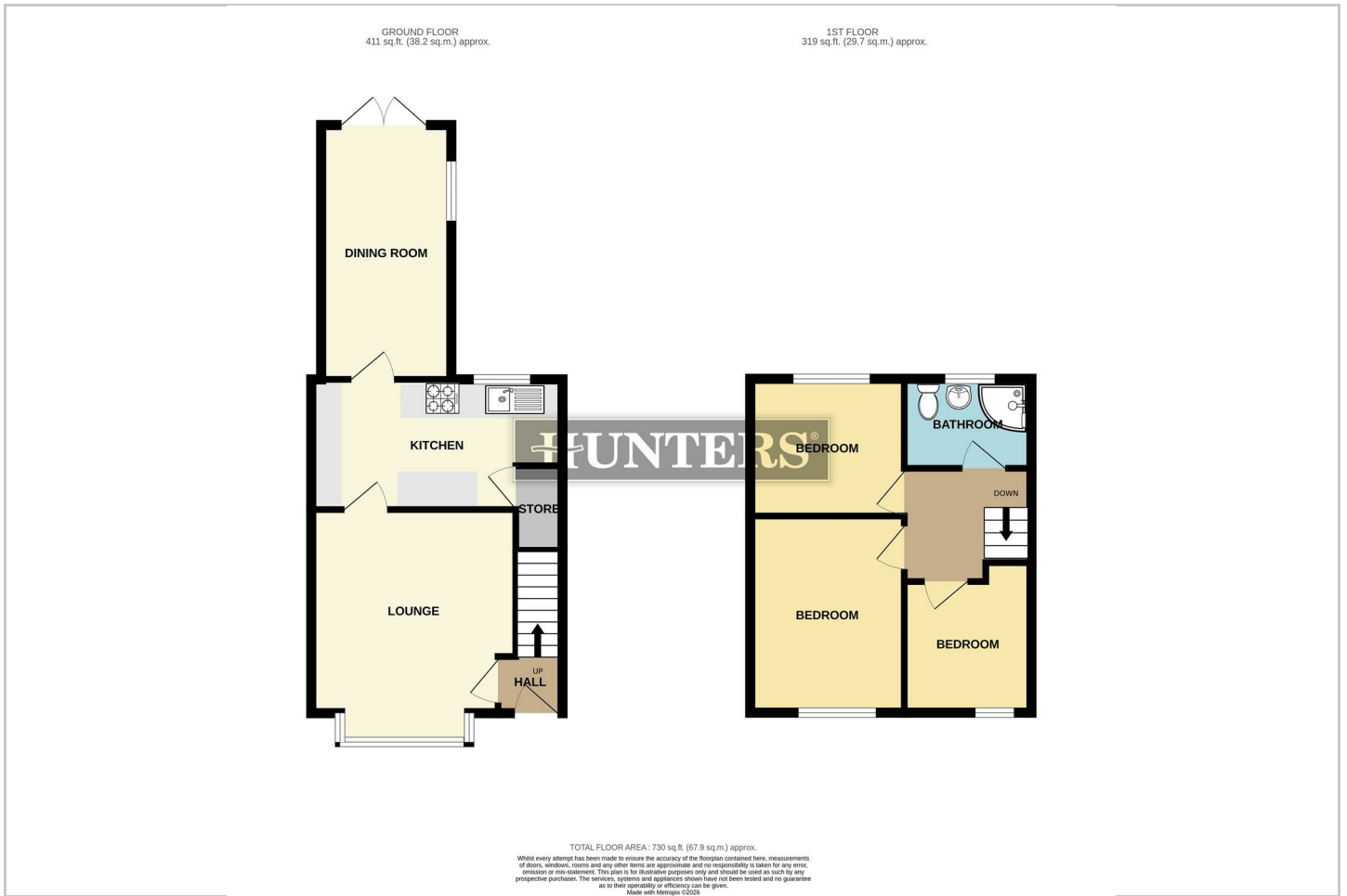
## Loft Room

This loft room, with sloped ceilings and a Velux window, is currently carpeted in blue and offers potential as additional storage, a playroom, or an extra bedroom subject to any necessary planning consents.

## Rear Garden

The rear garden is a generous outdoor space extending from a paved patio area through to a lawn bordered by mature fencing. There is a small raised flower bed and a garden shed to the rear, offering practical storage and plenty of scope for gardening and outdoor activities in a private setting.

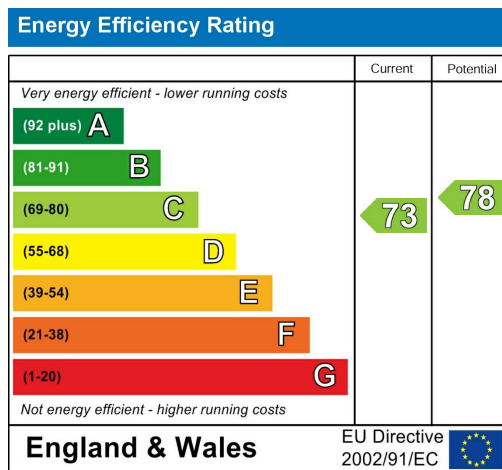
# Floorplan







## Energy Efficiency Graph

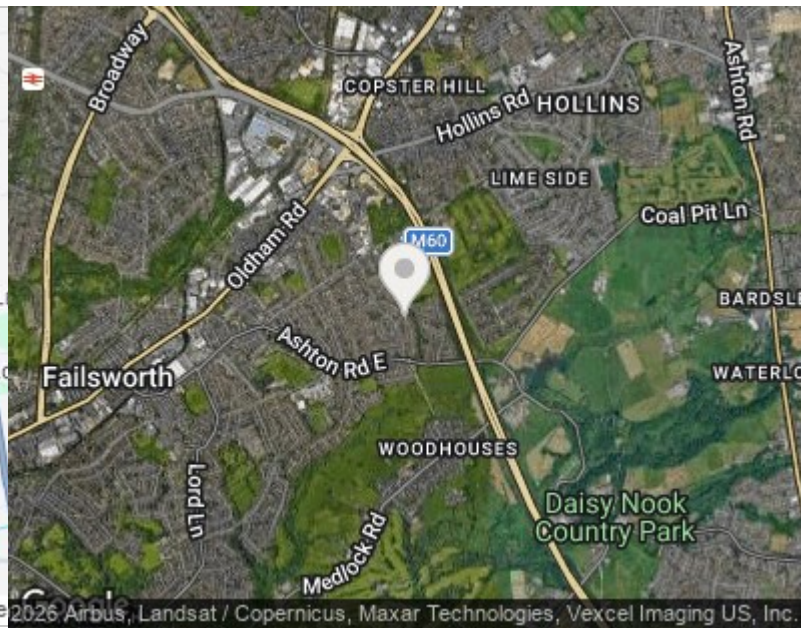
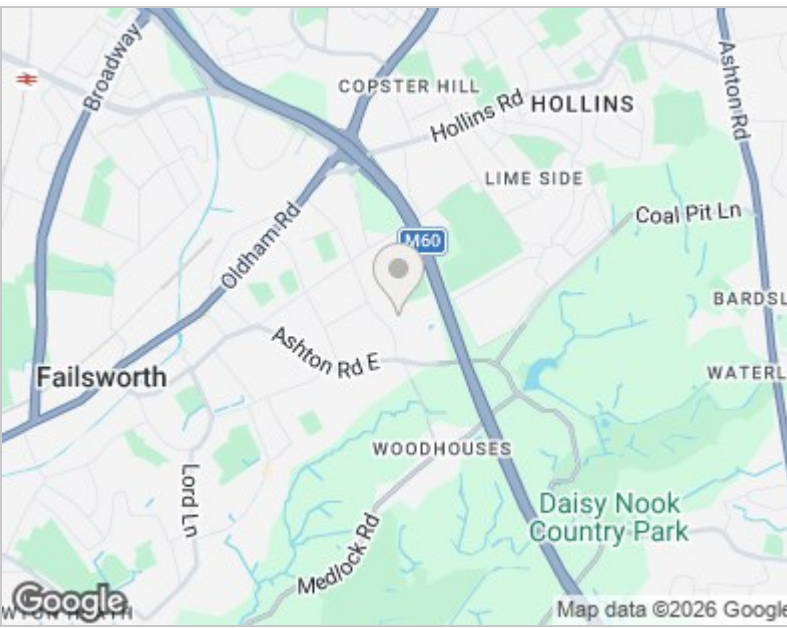


## Viewing

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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