

# HUNTERS<sup>®</sup>

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## Wicklow Grove

Oldham, OL8 3WD

Price £245,000



- CUL-DE-SAC LOCATION
- 3 BEDROOMS
- GAS CENTRAL HEATING
- DRIVEWAY
- EPC RATING C

- MODERN SEMI-DETACHED
- EN-SUITE
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN

Tel: 0161 669 4833

# Wicklow Grove

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Nestled in the tranquil cul-de-sac of Wicklow Grove, Oldham, this charming semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three bedrooms, providing ample space for relaxation and rest. The master bedroom benefits from an en-suite bathroom, adding a touch of convenience and privacy.

The heart of the home is a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with family. The house features two bathrooms in total, ensuring that morning routines run smoothly for everyone.

Comfort is assured with gas central heating and UPVC double glazing throughout, making this home warm and energy-efficient. The property also includes a driveway, offering off-road parking for your convenience.

Step outside to discover an enclosed rear garden, ideal for children to play safely or for hosting summer barbecues. This outdoor space provides a lovely retreat for enjoying the fresh air and sunshine.

With its desirable location and thoughtful features, this semi-detached house on Wicklow Grove is a wonderful place to call home. Don't miss the chance to view this delightful property and envision your future in this peaceful setting.

### Entrance Hallway

Radiator, stairs leading to first floor landing.

### Guest WC

Low level wc and wash hand basin. Radiator, Upvc double glazed window.

### Lounge

15'1" x 11'9" (4.6m x 3.6m)

Upvc double glazed window, radiator.

### Kitchen Diner

15'5" x 9'2" (4.7m x 2.8m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, hob and extractor hood. Upvc double glazed window, radiator,

### Bedroom 1

11'5" x 8'10" (3.5m x 2.7m)

Upvc double glazed window, radiator.

### En Suite

Shower enclosure, wash hand basin and low level wc. Upvc double glazed window, radiator.

### Bedroom 2

9'10" x 8'10" (3.0m x 2.7m)

Upvc double glazed window, radiator.

### Bedroom 3

7'2" x 5'10" (2.2m x 1.8m)

Upvc double glazed window, radiator.

### Bathroom

5'10" x 5'10" (1.8m x 1.8m)

3 piece suite comprising bath, wash hand basin and low level wc. Upvc double glazed window, radiator.

### Externally

Driveway to the side and enclosed garden to the rear.

### Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; C



Floorplan



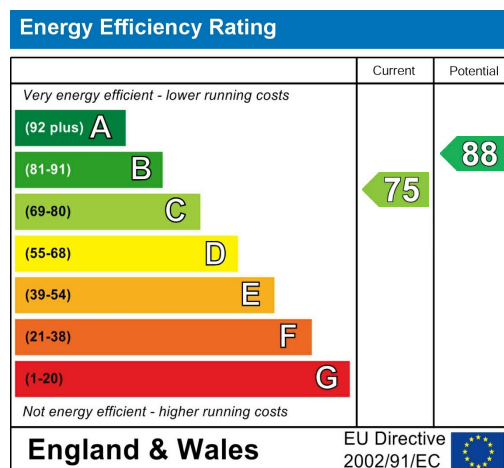








## Energy Efficiency Graph

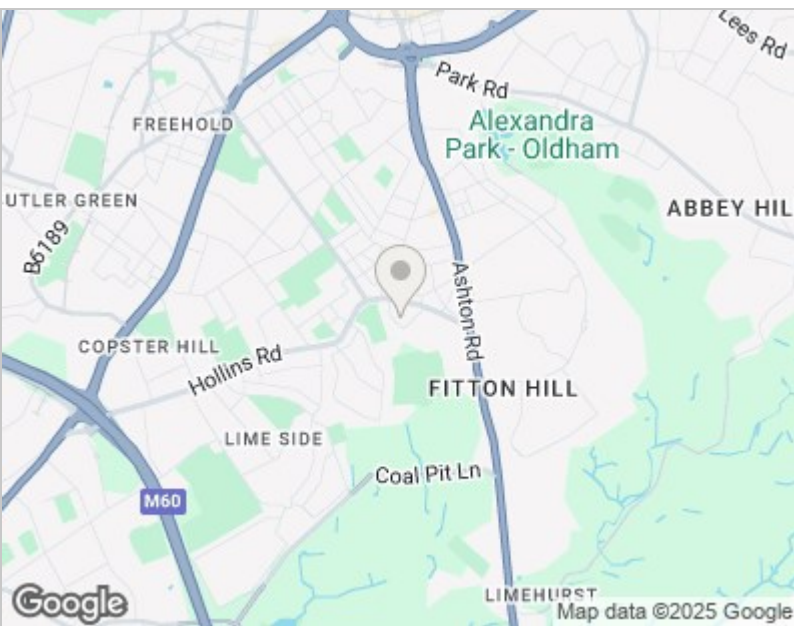


## Viewing

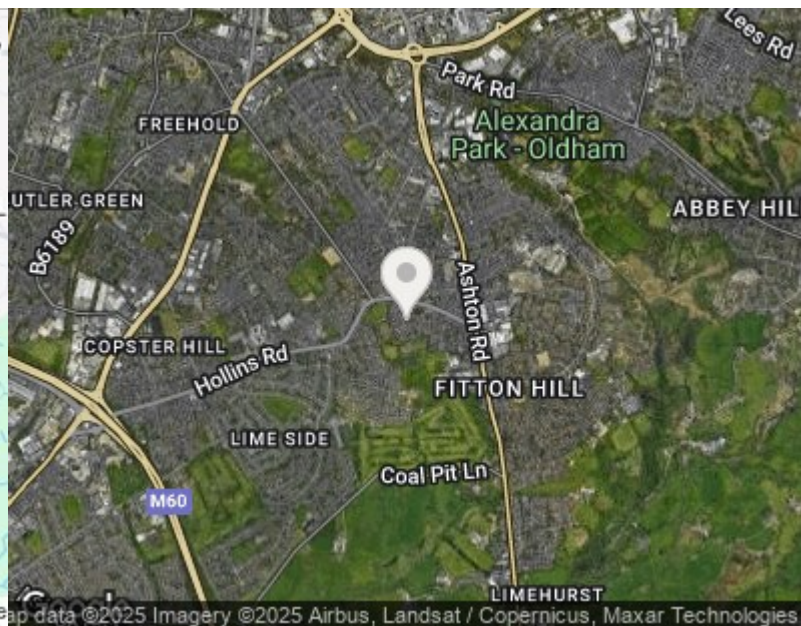
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



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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