

HUNTERS®

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Rosary Road

Oldham, OL8 2TA

Offers Over £265,000



- MODERN SEMI-DETACHED
- LOFT CONVERSION
- GAS CENTRAL HEATING
- DRIVEWAY TO FRONT
- EPC RATING C

- EXTENDED TO REAR
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- ENCLSOED GARDEN TO THE REAR

Tel: 0161 669 4833

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Nestled on the charming Rosary Road in Oldham, this modern semi-detached family home offers a delightful blend of comfort and contemporary living. Built in 2014, the property boasts a stylish design and is perfect for families seeking a welcoming environment.

Upon entering, you will find a spacious reception room that serves as an ideal space for relaxation and entertaining guests. The home features three well-proportioned bedrooms, providing ample space for family members or guests. The bathroom is thoughtfully designed, ensuring convenience for daily routines.

One of the standout features of this property is the single-storey rear extension, which enhances the living space and creates a bright, airy atmosphere.

The property is equipped with gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. Outside, the south-facing enclosed rear garden is a true gem, offering a private sanctuary for outdoor activities, gardening, or simply enjoying the sunshine.

Parking is available on the drive, adding to the convenience of this lovely home. With its modern amenities and thoughtful layout, this semi-detached house is an excellent choice for those looking to settle in a friendly neighbourhood. Don't miss the opportunity to make this delightful property your new home. EPC Rating C

Entrance Hallway

Composite entrance door, stairs to first floor landing.

Tenure Type; Freehold

Council Tax Banding; A

Guest WC

Low level wc and wash hand basin. Radiator.

Kitchen

11'1" x 8'10" (3.4m x 2.7m)

Fitted wall and base units with work surface, electric oven hob and extractor hood. Integrated microwave, washing machine, fridge freezer and dishwasher. Upvc double glazed window, radiator.

Lounge

14'1" x 10'2" (4.3m x 3.1m)

Radiator, storage cupboard.

Storage Area

8'10" x 3'7" (2.7m x 1.1m)

Upvc door to rear garden.

Dining Room

9'6" x 8'10" (2.9m x 2.7m)

Open plan from the lounge, Upvc double glazed window, radiator, 2 x Velux roof windows, Upv French doors to rear garden.

Bedroom 1

14'1" x 8'2" (4.3m x 2.5m)

Upvc double glazed window, radiator.

Bedroom 2

14'1" x 7'2" (max) (4.3m x 2.2m (max))

Upvc double glazed window, radiator.

Bathroom

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

Bedroom 3

13'1" x 10'2" (4.0m x 3.1m)

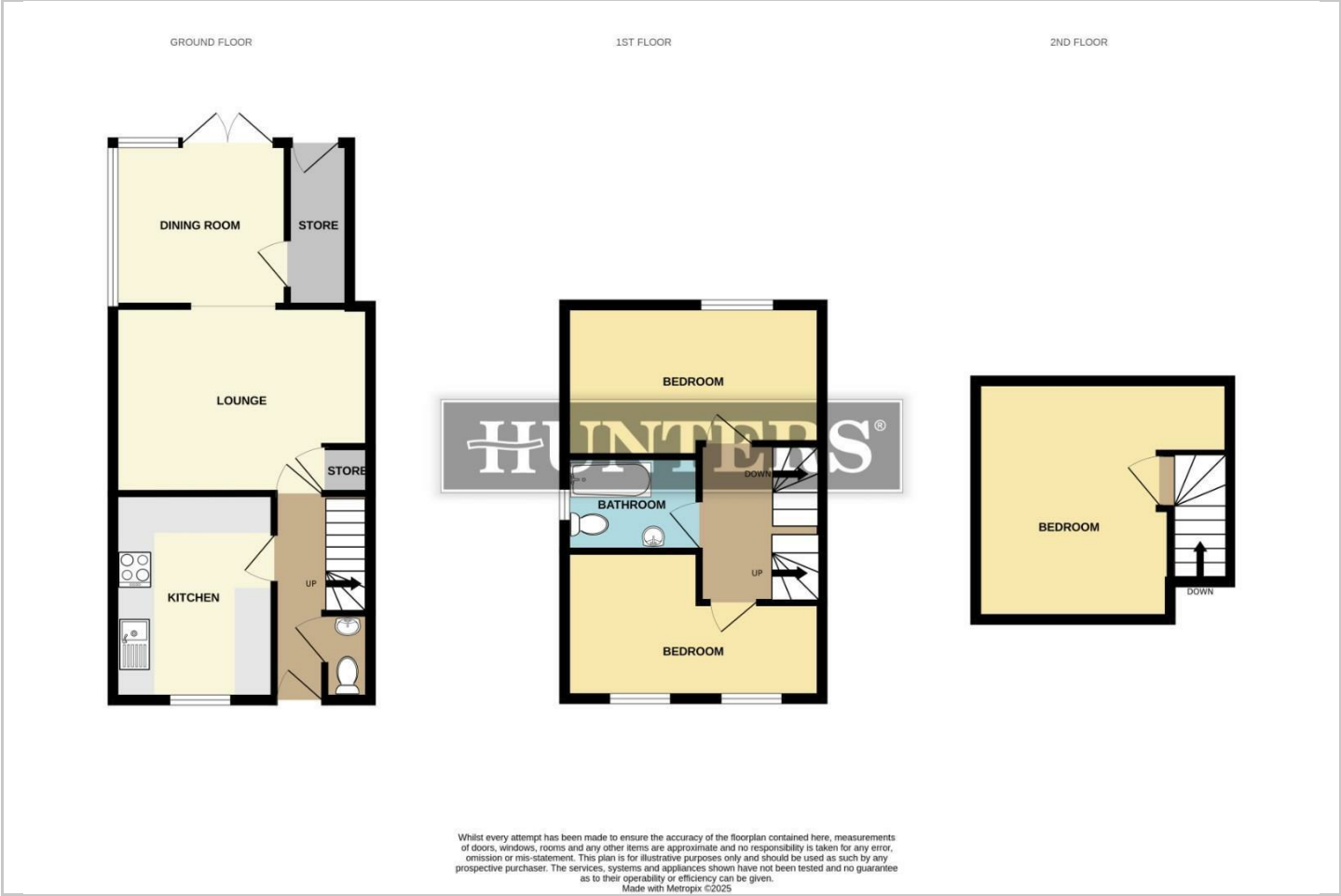
Velux roof window.

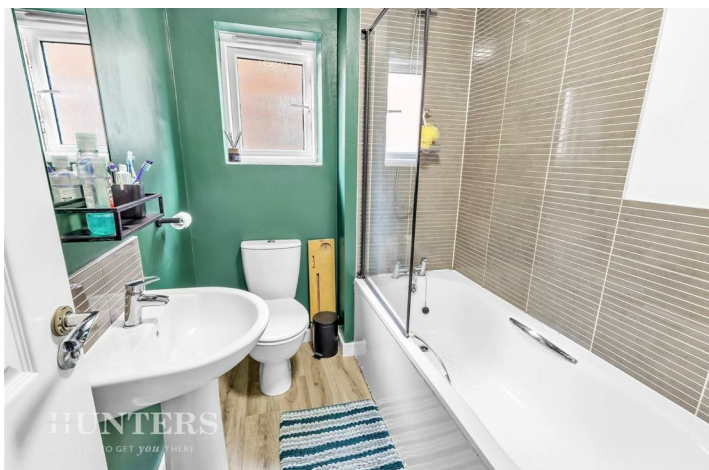
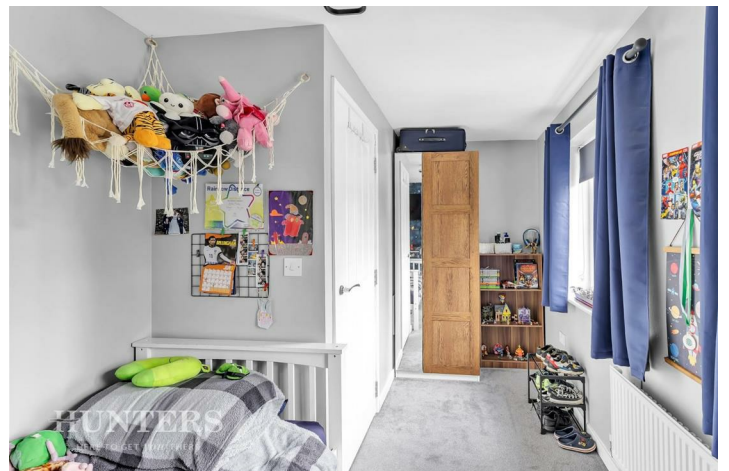
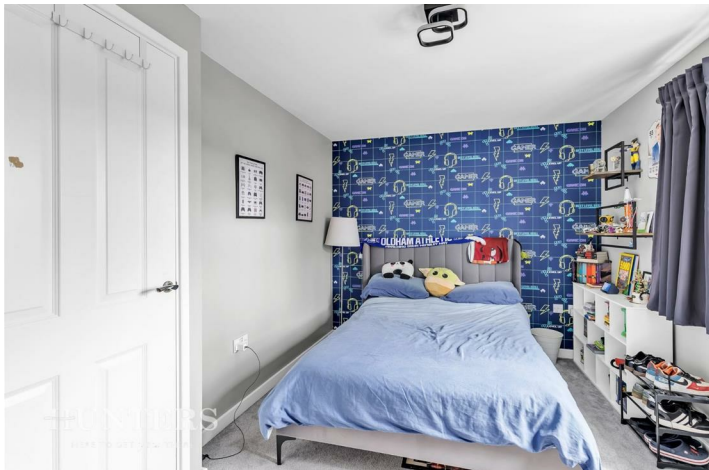
Externally

Driveway and garden area to the front, whist to the rear is a south facing enclosed garden with flagged patio and artificial grass for ease of maintenance.

Material Information - Oldham

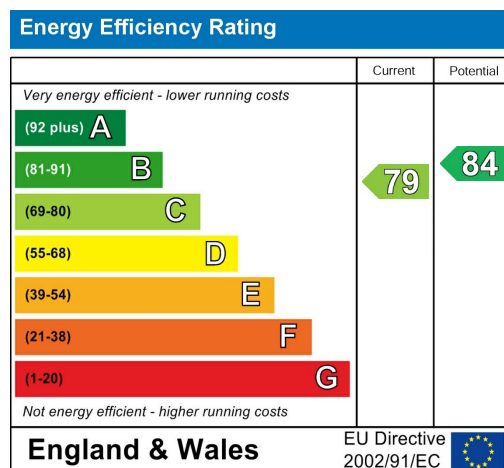
Floorplan







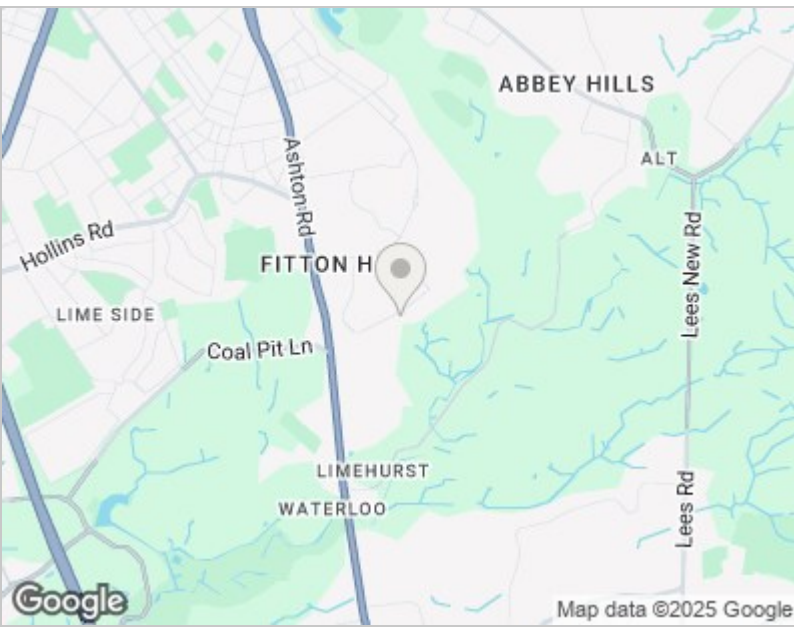
Energy Efficiency Graph



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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