

# HUNTERS<sup>®</sup>

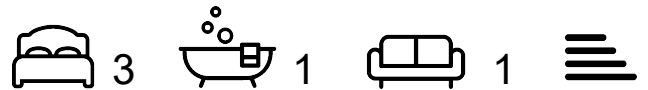
HERE TO GET *you* THERE



## Hemlock Avenue

Oldham, OL8 3DN

Asking Price £240,000



- WELL PRESENTED & MAINTAINED
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- DRIVE TO THE FRONT
- VIEWING HIGHLY RECOMMENDED

- SEMI-DETACHED
- ORANGERY
- GAS CENTRAL HEATING
- GARDEN FRONT AND REAR

Tel: 0161 669 4833

# Hemlock Avenue

Oldham, OL8 3DN

Asking Price £240,000



Welcome to this charming semi-detached house located on Hemlock Avenue in Oldham. This well-presented and maintained property offers a comfortable living space, perfect for families seeking a welcoming home. With a generous area of 847 square feet, the house features three spacious bedrooms, providing ample room for relaxation and rest.

The property boasts a bright and inviting reception room, ideal for entertaining guests or enjoying family time. The well-appointed bathroom ensures convenience for all residents. Built in 1935, this home combines classic character with modern amenities, including gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, you will find a drive at the front, providing parking for one vehicle, which adds to the practicality of this lovely home. The surrounding area is family-friendly, making it an ideal choice for those looking to settle down in a community-oriented neighbourhood.

This semi-detached house on Hemlock Avenue is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to upgrade, this home offers a wonderful opportunity to create a comfortable and happy living environment. Do not miss the chance to view this delightful family home.

### Hallway

A welcoming hallway features a carpeted staircase with white balustrades and panelling beneath, complemented by soft lilac walls and dark flooring, creating a bright and inviting entrance.

### Lounge

18'1" x 11'2" (5.5m x 3.4m)

A comfortable and stylish space with a blend of patterned and plain grey walls accented by black trim. It is arranged with plush sofas surrounding a central coffee table, and a fireplace serves as a charming focal point. Double doors open into the orangery, allowing natural light to flow through and creating an inviting atmosphere for relaxing and entertaining.

### Kitchen

10'10" x 7'7" (3.3m x 2.3m)

Fitted with white cabinetry featuring classic panel doors, paired with dark worktops and tiled flooring. Ample storage and workspaces are complemented by built-in appliances and a corner housing the washing machine. A door leads directly through to the orangery, enhancing flow between these spaces.

### Orangery

17'5" x 9'10" (5.3m x 3.0m)

The orangery is a light-filled, versatile room with expansive windows and French doors that open onto the paved rear garden. It features neutral tiled flooring and white cabinetry along one wall, creating an ideal space for dining or relaxing while enjoying views of the outdoor area.

### Landing

The first-floor landing is a bright, carpeted space with soft lilac walls that complement the hallway below. It provides access to all three bedrooms and the bathroom, with natural light entering through the window.

### Bedroom 1

11'2" x 9'10" (3.4m x 3.0m)

This bedroom enjoys a peaceful ambience with light grey walls and a large window overlooking the

front aspect, admitting plenty of natural light. The room is furnished with a double bed and built-in storage, including a wardrobe and cupboards, offering both comfort and practicality.

### Bedroom 2

11'2" x 7'7" (3.4m x 2.3m)

A second bedroom featuring neutral walls and carpeted flooring, this room benefits from a large window looking out over the rear garden. It includes built-in wooden wardrobes above and alongside the bed, providing excellent storage solutions and making good use of the space.

### Bedroom 3 / Study

7'7" x 7'7" (2.3m x 2.3m)

The third bedroom is a compact room currently used as a study. It is carpeted and has light walls with a window that overlooks the rear garden. The room contains a desk and shelving, making it ideal for use as a home office or small bedroom.

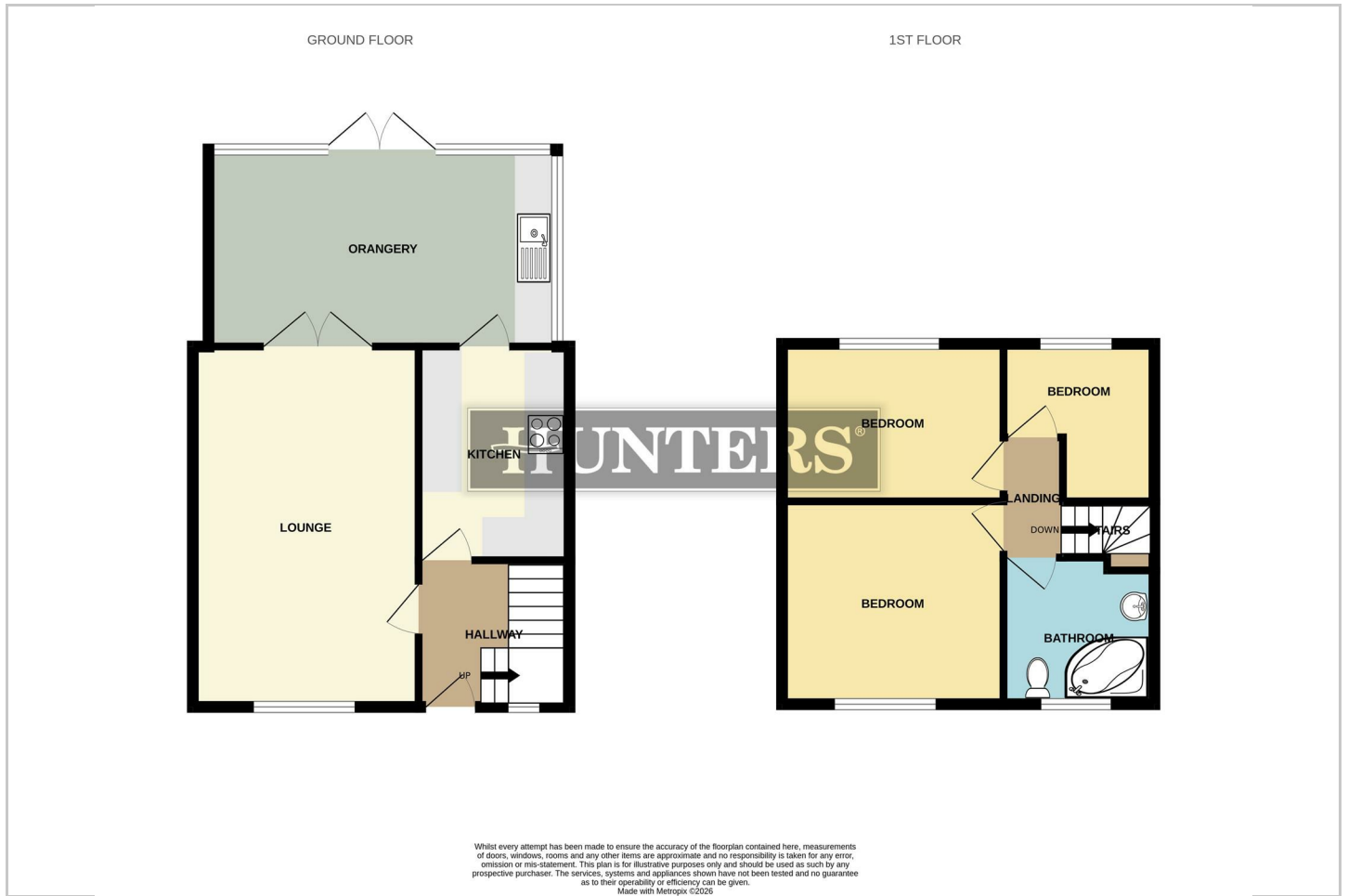
### Bathroom

The bathroom is fitted with a white suite including a corner bath with an overhead shower, a WC, and a wash basin. The lower half of the walls is covered with deep blue tiles, while the upper half is finished in white, creating a clean and fresh look. A window ensures natural light and ventilation.

### Rear Garden

The rear garden is a paved courtyard style outdoor space enclosed by fencing, providing a private area for seating and relaxation. It is accessed directly from the orangery via French doors and features seating arrangements with parasols, making it a perfect spot for outdoor dining or enjoying the sun.

# Floorplan







## Energy Efficiency Graph

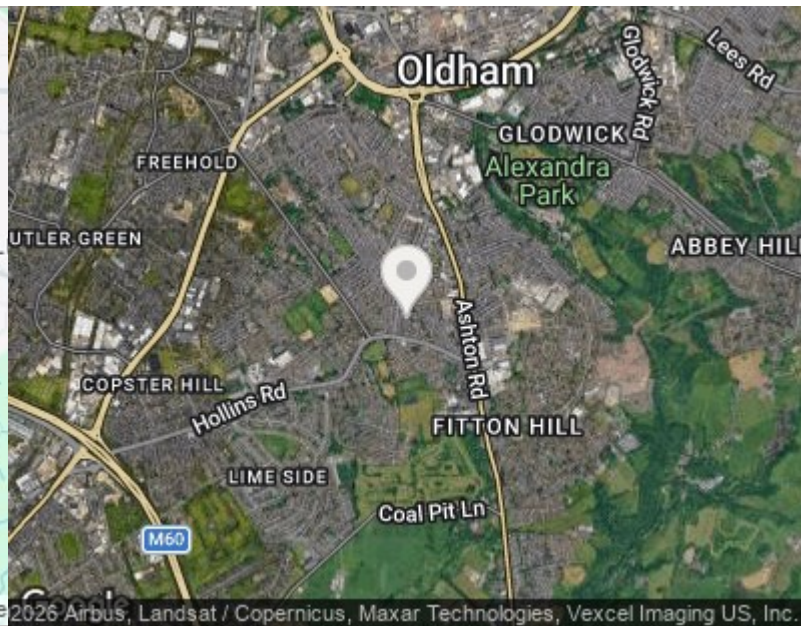
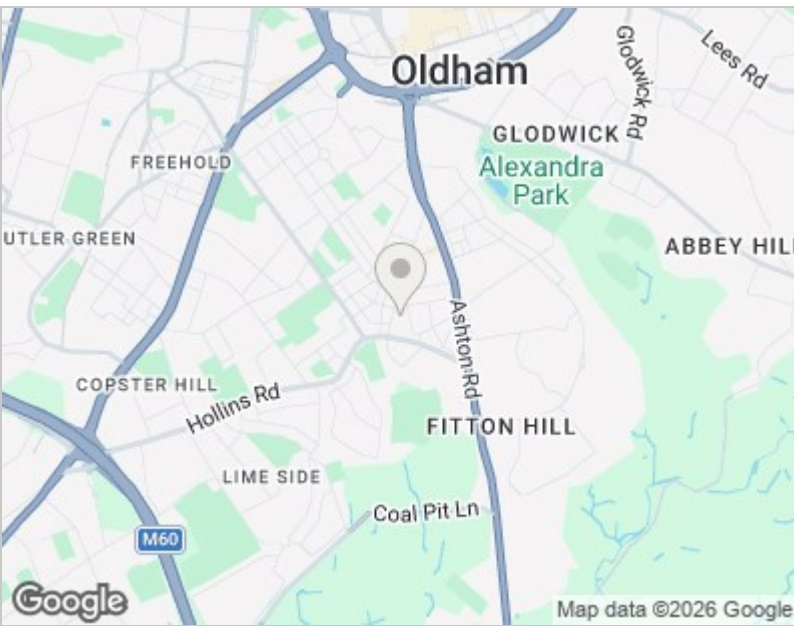


## Viewing

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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