



## Wildbrook Crescent

Oldham, OL8 2NP

Price £210,000



- SEMI-DETACHED
- WELL PRESENTED
- UPVC DOUBLE GLAZING
- GARDENS FRONT AND REAR
- LOCATED IN OLDHAM CLOSE TO AMENTIES

- 3 BEDROOMS
- GAS CENTRAL HEATING
- 2 RECEPTION ROOMS
- VIEWING RECOMMENDED

# Wildbrook Crescent

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Welcome to this well-presented three-bedroom semi-detached house located on Wildbrook Crescent in Oldham. Spanning approximately 1,044 square feet, this property offers ample space for families or those seeking a comfortable home.

Upon entering, you will find two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is practical and functional, ensuring that every corner of the home is utilised effectively. The property features a well-appointed bathroom, catering to the needs of modern living.

The house benefits from gas central heating and UPVC double glazing, providing warmth and energy efficiency throughout the year. This ensures a comfortable environment, regardless of the season.

Outside, you will discover gardens to both the front and rear of the property. These outdoor spaces offer a wonderful opportunity for gardening enthusiasts or simply a place to relax and enjoy the fresh air.

This property is ideally situated in a residential area, making it a great choice for those looking for a family-friendly neighbourhood. With its generous living space and practical features, this house is a fantastic opportunity for anyone looking to make a home in Oldham. Do not miss the chance to view this delightful property.

## Hall

This welcoming hallway, with a front door that allows natural light to filter in. A staircase with decorative wrought iron balustrades leads to the first floor, while ample space offers a warm introduction to the home.

## Lounge

14'0" x 10'8" (4.26m x 3.25m)

The lounge is a bright and inviting space with a large window overlooking the front garden. It offers ample room for seating and relaxing, with neutral carpeting and light walls that create a calm and comfortable atmosphere. Doorways connect through to the hall and dining room, allowing easy flow through the ground floor.

## Kitchen

10'9" x 9'8" (3.27m x 2.95m)

The kitchen is a modern and practical space, fitted with sleek grey cabinets and wood-effect work surfaces. It benefits from plentiful natural light through a window over the sink and a rear door leading outside. There is ample storage including an open shelving area, and integrated appliances alongside a tiled splashback with decorative detail. The kitchen connects directly to the dining room.

## Dining Room

10'9" x 10'9" (3.27m x 3.27m)

A bright dining room with a glass table and modern chairs, the space enjoys natural light from French doors that lead out to the rear garden. Light wooden flooring and neutral walls create a fresh feel, with room for additional furniture to suit dining and entertaining needs. The dining room sits adjacent to both the kitchen and lounge for ease of access.

## Landing

The landing at the top of the stairs has a window that fills the space with natural light. Neutral decor and carpeting continue the calm, neutral theme of the home, with white banisters around the stairwell and doors leading to the bedrooms and bathroom.

## Bedroom 1

14'0" x 12'2" (4.26m x 3.71m)

This generous double bedroom features a large window overlooking the front of the property and fitted mirrored wardrobes providing good storage space. Soft carpeting and neutral walls create a restful atmosphere, complemented by bedside tables and a chest of drawers.

## Bedroom 2

14'0" x 9'3" (4.26m x 2.81m)

A second double bedroom with a window to the rear garden, this room is light and airy with neutral decor and carpeting. It offers space for bedroom furniture and a calm place to rest.

## Bedroom 3

9'8" x 7'3" (2.95m x 2.21m)

A smaller bedroom with a window to the front, this versatile room could be used as a nursery, study, or guest room. It features neutral walls and wood-effect flooring for a fresh, modern look.

## Bathroom

6'5" x 5'7" (1.96m x 1.70m)

A bright bathroom with a frosted window to the rear, featuring a white bath and toilet with contrasting tiling around the bath area.

## Rear Garden

The rear garden offers a generous outdoor space with a paved patio adjacent to the house, ideal for outdoor seating and entertaining. Beyond this, a lawn area is bordered by fencing and mature trees, providing a private, green retreat. The garden is well-maintained and offers space for gardening, play, or relaxing in the fresh air.

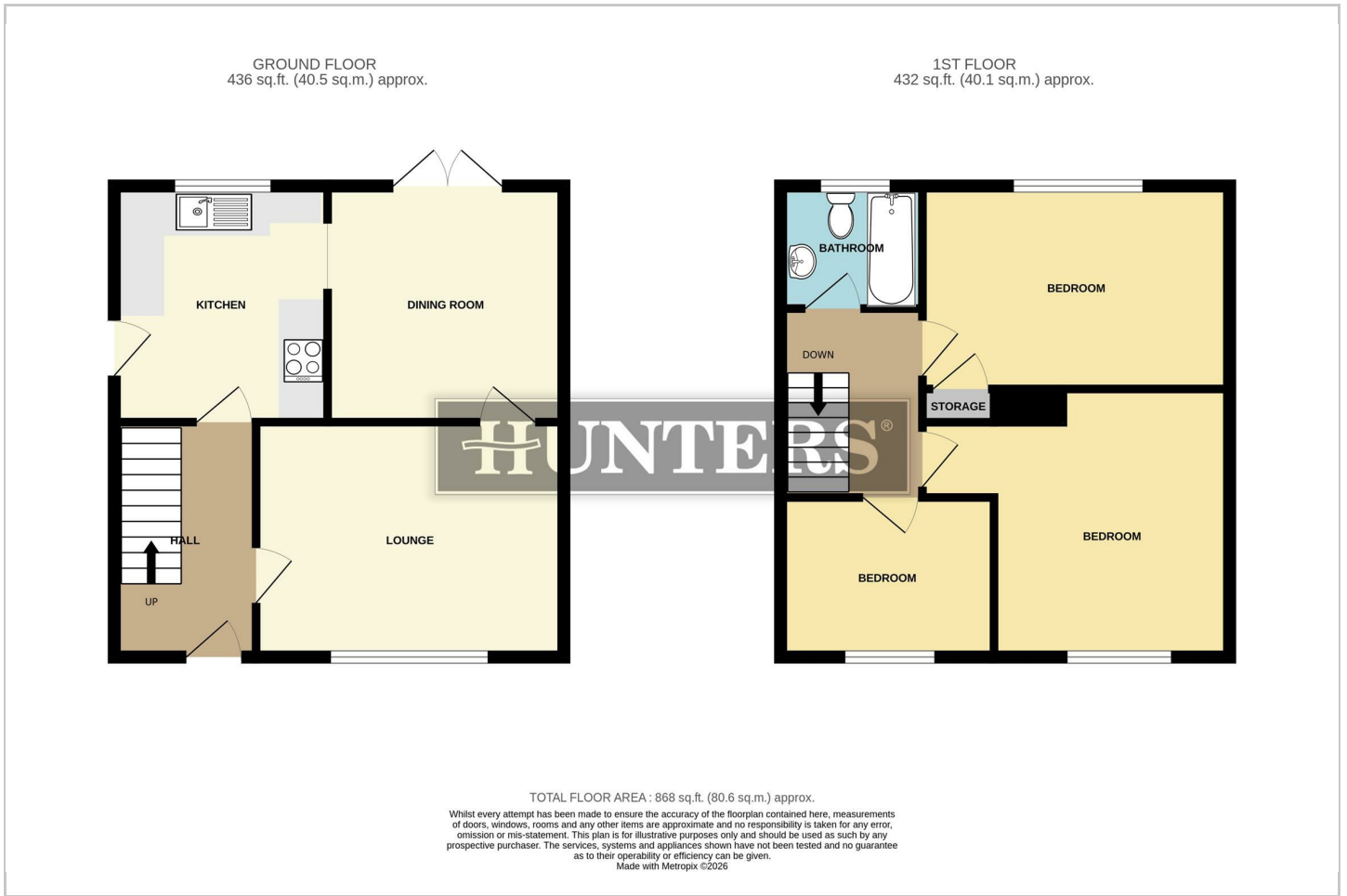
## Front Exterior

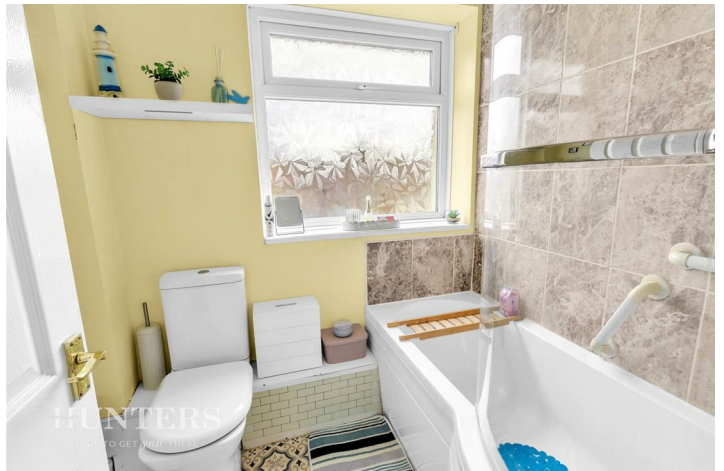
The front exterior shows a semi-detached property with a simple, well-maintained frontage. A low hedge and small gated path lead to the front door, with parking spaces directly opposite on the street, offering convenient access.

## Material Information - Oldham

Tenure: The property is currently leasehold, however the vendors are in the process of purchasing the Freehold title. This means that on completion to a new owner the property will be Freehold. Any questions do not hesitate to contact our office)

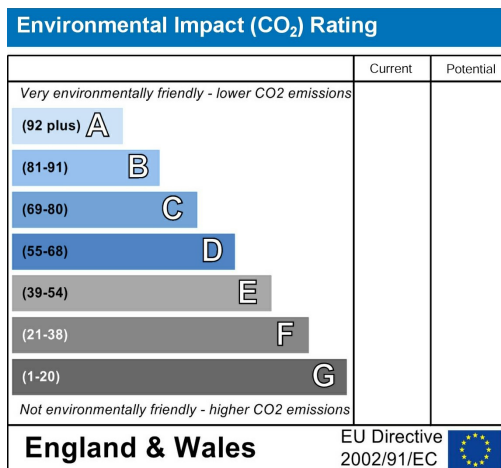
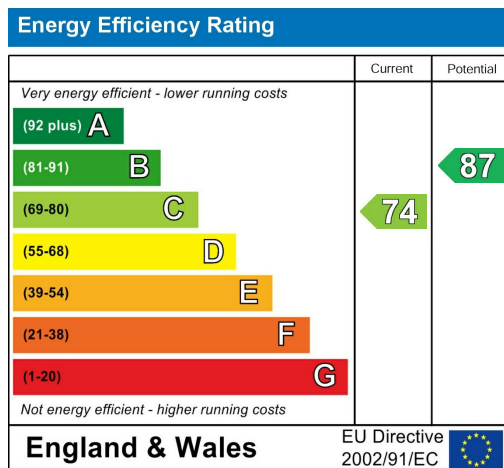
# Floorplan







## Energy Efficiency Graph

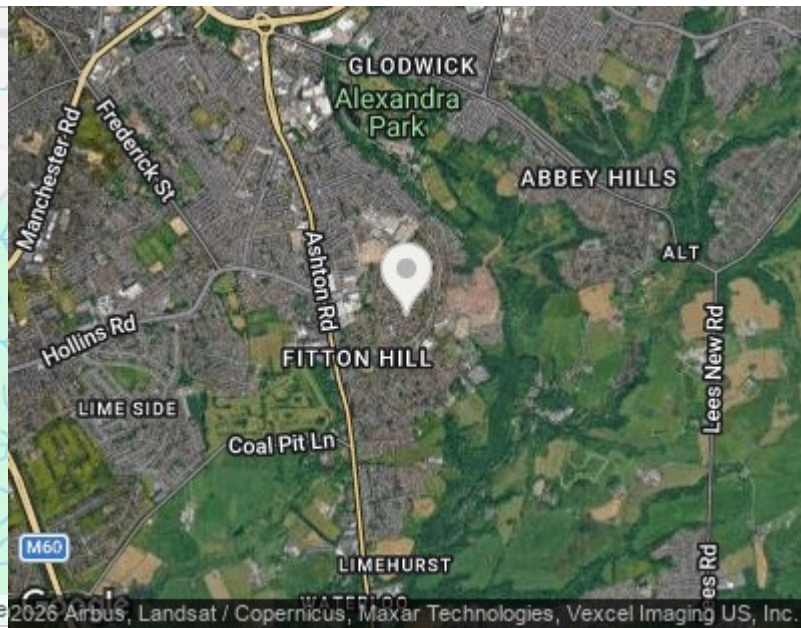
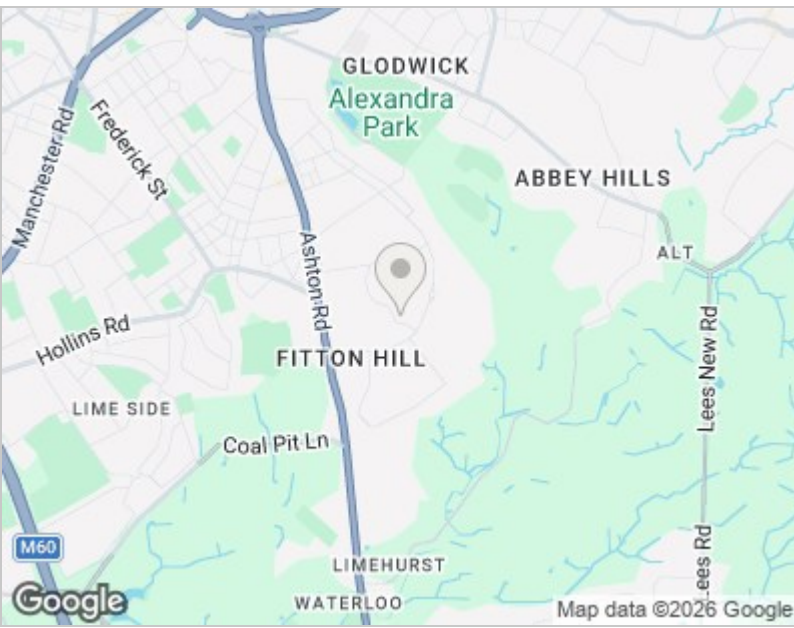


## Viewing

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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