

# HUNTERS®

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## Summerfield View

Oldham, OL8 2HJ

Price £260,000



- POPULAR LOCATION
- SEMI-DETACHED
- GAS CENTRAL HEATING
- DRIVE TO FRONT AND SIDE
- EPC RATING C

- OPEN VIEWS TO THE REAR
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN

Tel: 0161 669 4833

# Summerfield View

Oldham, OL8 2HJ

Price £260,000



Welcome to this charming semi-detached house located in the desirable area of Summerfield View, Oldham. This delightful property, built in 1997, offers a comfortable living space of 861 square feet, making it an ideal home for families or those seeking a peaceful retreat.

As you enter, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house boasts three spacious bedrooms, ensuring ample space for everyone. The rear bedroom is particularly noteworthy, featuring sliding patio doors that open up to stunning open views of the countryside, allowing you to enjoy the beauty of nature right from your own home.

The property includes a well-appointed bathroom, catering to all your needs. Outside, you will appreciate the convenience of parking for up to three vehicles, making it easy for you and your guests to come and go as you please.

One of the standout features of this home is its proximity to the local countryside, offering a wonderful opportunity for outdoor activities and leisurely walks. The serene surroundings provide a perfect backdrop for relaxation and enjoyment.

In summary, this semi-detached house in Summerfield View is a fantastic opportunity for those looking for a comfortable and inviting home with beautiful views and easy access to nature. Don't miss the chance to make this lovely property your own. EPC Rating C



### Porch

This welcoming porch offers a sheltered entrance with a Upvc entrance door door, leading into a hall area with wood-effect flooring and a window that adds natural light.

### Lounge

12'9" x 11'11" (3.88m x 3.64m)

The lounge provides a comfortable living space with a large window that fills the room with natural light. The neutral walls and soft carpeting create a cosy atmosphere, perfect for relaxing or entertaining. The room flows seamlessly into the open-plan kitchen/diner, enhancing the sense of space.

### Kitchen/Diner

15'2" x 11'3" (4.63m x 3.42m)

This open-plan kitchen diner is designed for modern living, with dark base units topped with wood-effect work surfaces and integrated appliances including an oven, hob & extractor fan. Bi-Fold doors open directly onto the rear decking area, creating a lovely indoor-outdoor flow and offering stunning views over the adjoining fields.

### Landing

The landing provides access to all first-floor rooms and is fitted with neutral carpeting. The white balustrade and doors painted in a soft blue shade add character to this practical space.

### Bedroom 1

14'3" x 8'8" (4.35m x 2.64m)

The principal bedroom enjoys a peaceful outlook with sliding patio doors and juliet balcony with open views, allowing plenty of natural light to flood in. The room is decorated in soft neutral tones.

### Bedroom 2

9'8" x 8'8" (2.95m x 2.64m)

This bedroom is flooded with natural light from a front-facing window and is furnished with built-in wardrobes and matching bedroom furniture. It offers ample space for a double bed and additional storage, with a feature wall adding a decorative touch.

### Bedroom 3

9'4" x 7'0" (2.85m x 2.13m)

A smaller bedroom that could serve well as a child's room, guest room, or study, featuring a window overlooking the front garden.

### Bathroom

6'6" x 5'10" (1.99m x 1.78m)

The bathroom is fitted with a modern white suite including a bath with shower attachment, a vanity unit with basin, and a close-coupled WC. The walls are partially tiled in a warm, neutral tone, complemented by a window providing natural light and ventilation.

### Rear Garden

The garden features a gravelled area and decked patio with an overhead pergola structure, ideal for al fresco dining or relaxing while enjoying the expansive countryside views. The garden is fully enclosed with fencing, offering a private outdoor space.

### Front Exterior

The front exterior features a stone-built semi-detached home with a gated gravel driveway providing parking space for several vehicles. The house benefits from a small, low-maintenance front garden and a covered porch, creating a welcoming first impression.

### Material Information - Oldham

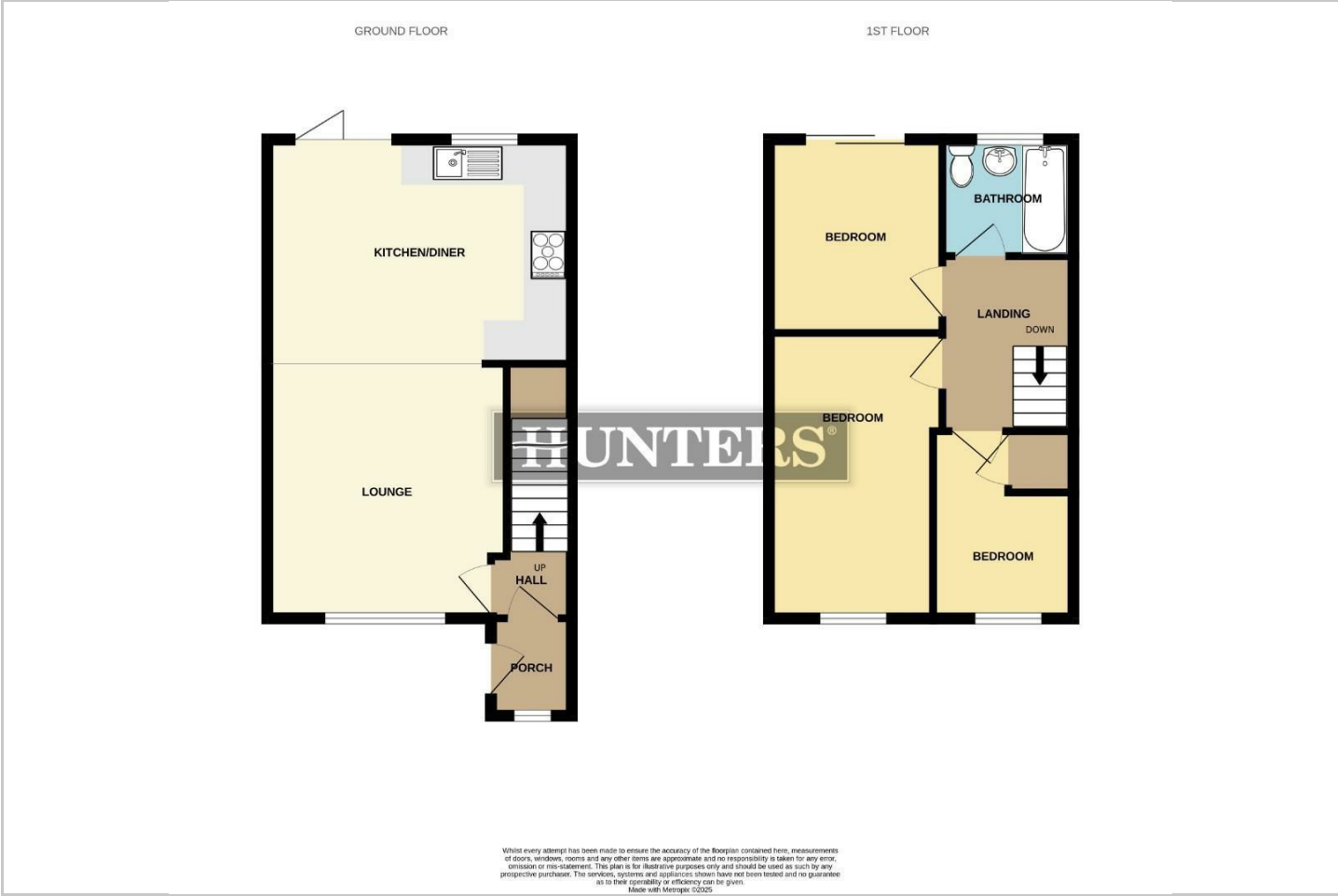
Tenure Type; Leasehold

Leasehold Years remaining on lease; 970

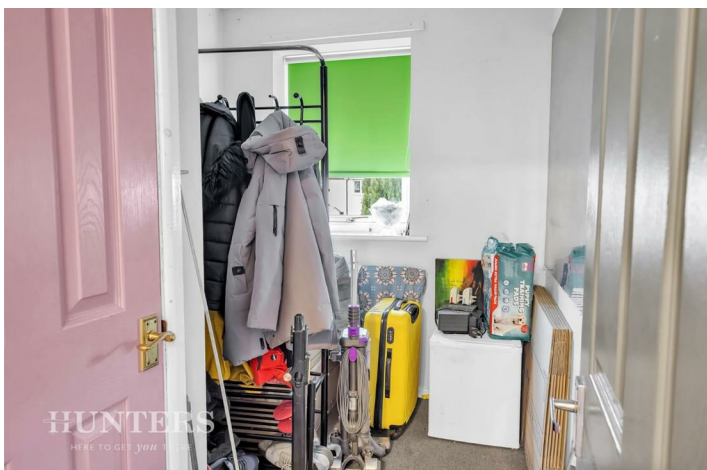
Leasehold Ground Rent Amount, £100

Council Tax Banding;

Floorplan



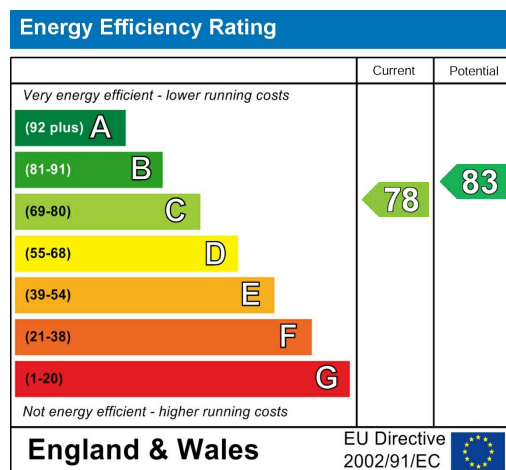








## Energy Efficiency Graph

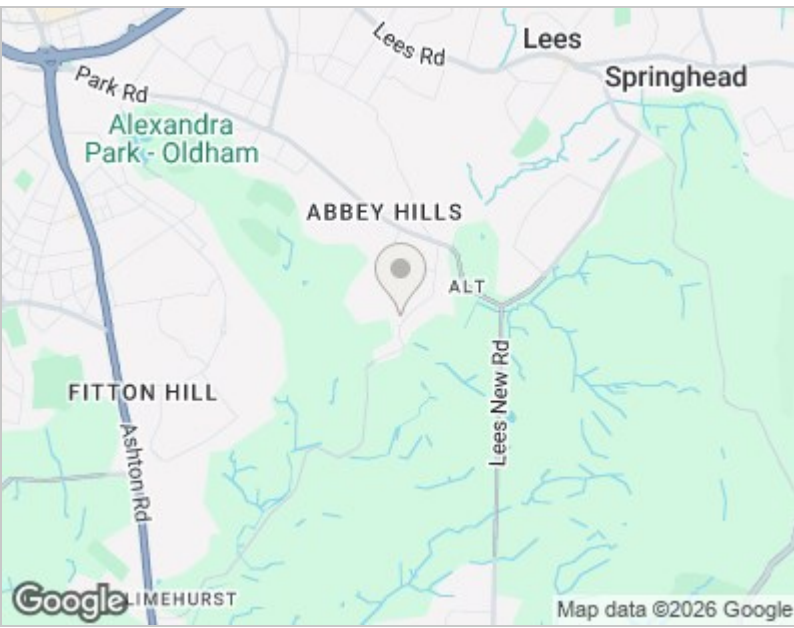


## Viewing

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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