

# HUNTERS<sup>®</sup>

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## Rising Lane

Oldham, OL8 3AN

£250,000



- POPULAR LOCATION
- SEMI-DETACHED
- GAS CENTRAL HEATING
- GARDENS FRONT AND REAR
- VIEWING HIGHLY RECOMMENDED

- WELL PRESENTED & MAINTAINED
- OPEN PLAN LOUNGE/DINER
- UPVC DOUBLE GLAZING
- PRIVATE DRIVEWAY

Tel: 0161 669 4833

# Rising Lane

Oldham, OL8 3AN

£250,000



Welcome to this charming two-bedroom house located on Rising Lane in Garden Suburbs, Oldham, built in 1935. This delightful property offers a comfortable living space, featuring a well-proportioned reception room that is perfect for relaxation or entertaining guests.

The house comprises two inviting double bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat. The bathroom is conveniently situated, ensuring ease of access for all residents.

This home is equipped with gas central heating, ensuring warmth and comfort throughout the colder months, while the UPVC double glazing enhances energy efficiency and noise reduction.

Outside, you will find a driveway that offers off-road parking, a valuable feature in this area. The gardens to both the front and rear provide a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy some fresh air.

This property presents an excellent opportunity for anyone looking to settle in a friendly neighbourhood with convenient access to local amenities. Don't miss the chance to make this lovely house your new home.

## Hallway

The hallway offers a welcoming entrance with a bright and fresh atmosphere, featuring a Upvc entrance door with decorative glass panels that allow natural light to filter in. The floor is finished with sleek, dark tiles, contrasting nicely with the light walls. The staircase, carpeted in a soft neutral shade, leads upstairs, while a useful store cupboard is tucked neatly under the stairs, providing convenient storage space.

## Lounge / Diner

23'7" x 13'9" (7.2m x 4.2m)

The lounge is a spacious and inviting room filled with natural light from large windows. Decorated in soft neutral tones with a delicate patterned feature wall, it provides a calm and relaxing space. Wooden flooring adds warmth underfoot, and the room is large enough to accommodate comfortable seating arrangements. French doors open out to the rear garden, extending the living space and bringing the outdoors in, perfect for entertaining or relaxing while enjoying garden views.

## Kitchen

11'6" x 8'4" (3.52m x 2.53m)

The kitchen is a well-presented space featuring a stylish mix of grey cabinetry with modern handles, complemented by light wood-effect work surfaces. The walls are finished in a textured grey and green palette, adding a touch of contemporary character. It includes integrated appliances such as an oven and a ceramic hob. A breakfast bar with seating creates a sociable spot for casual dining or entertaining. The kitchen benefits from two windows that flood the room with natural light and offer garden views.

## Landing

The landing area on the first floor is carpeted in a light, neutral tone and leads to both bedrooms and the bathroom. The space is bright and airy with soft wall colours, creating a calm transition between rooms.

## Bedroom 1

13'11" x 13'10" (4.24m x 4.21m)

Bedroom one is a generously proportioned room with a bright and airy feel. It features a large window with plantation shutters and a high ceiling with a central light fitting. The room is decorated in soft neutral tones with wooden flooring and has a classic, elegant feel. There is ample space for a large bed and additional furniture such as wardrobes and dressers.

## Bedroom 2

12'4" x 10'8" (3.75m x 3.24m)

Bedroom two provides a comfortable space with a bright window fitted with plantation shutters, allowing plenty of natural light. The room is finished with a patterned feature wall at one end and includes fitted wardrobes with glossy black doors, offering practical storage solutions. The flooring is a light wood effect, and a classic chandelier adds a touch of elegance to the room.

## Bathroom

11'6" x 5'4" (3.52m x 1.62m)

The first-floor bathroom combines modern and classic features with glossy black tiling on the walls and floor, creating a striking contrast with the white sanitaryware. It includes a freestanding bathtub, a modern sink with a vanity unit, and a toilet beneath a skylight window that allows natural light to fill the space.

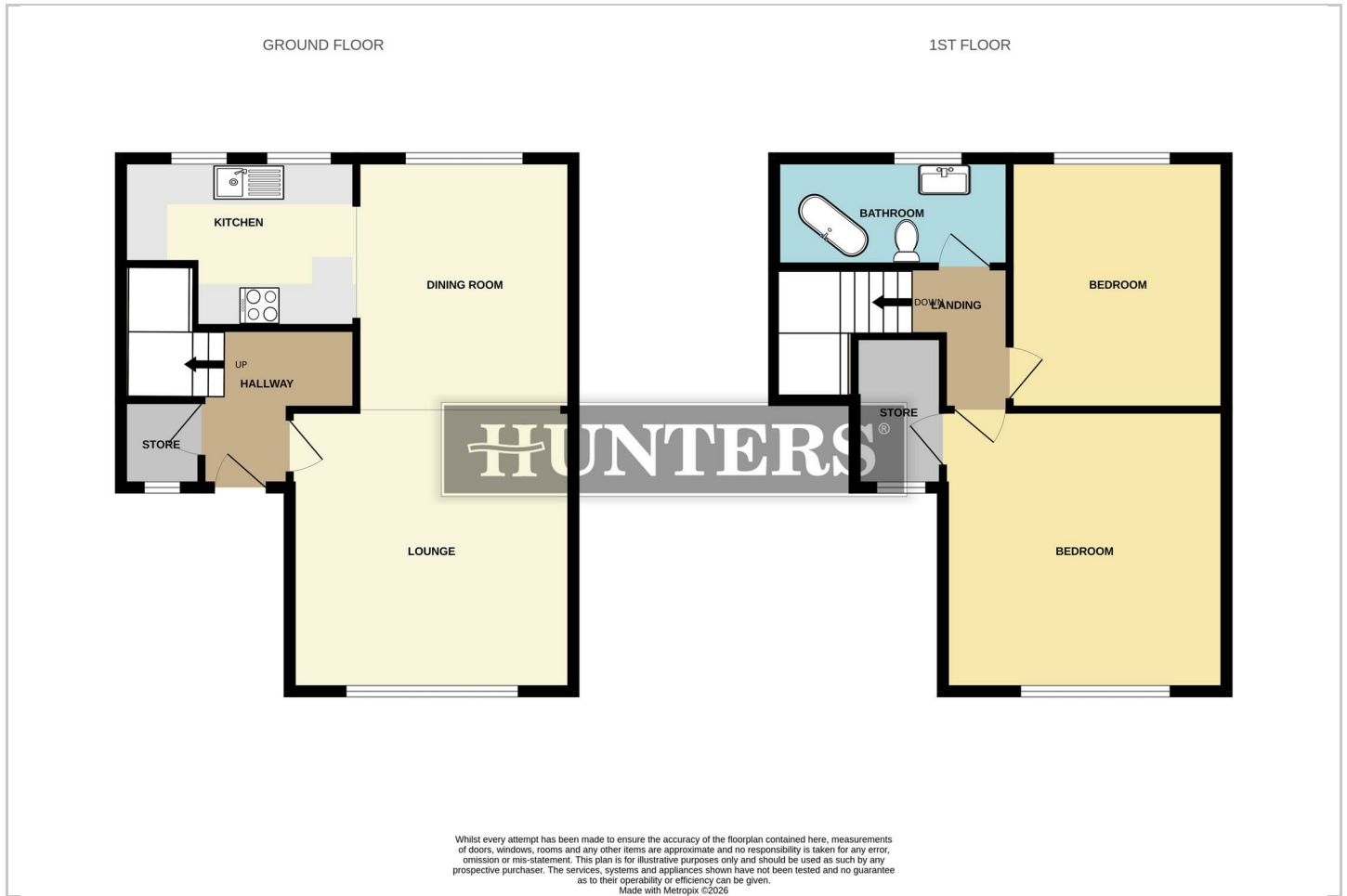
## Rear Garden

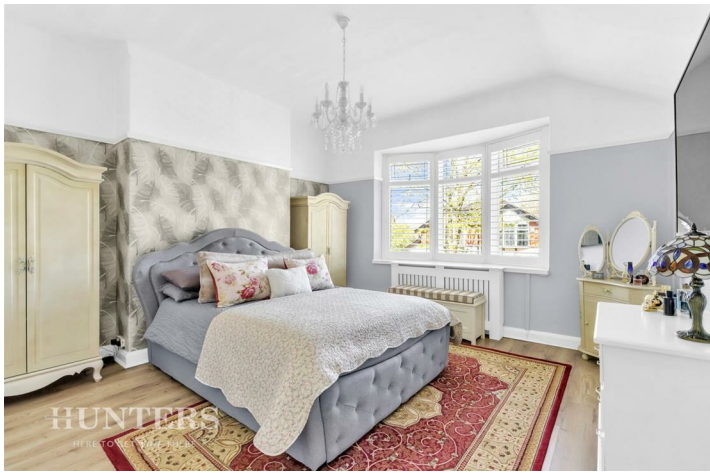
The rear garden is a delightful, well-maintained outdoor space featuring a raised decked area ideal for seating and al fresco dining. Beyond this, the garden includes a neat lawn bordered by flower beds filled with mature shrubs and colourful plants. A wooden shed sits at the rear, providing useful storage. The garden enjoys plenty of sunlight and offers a peaceful spot for relaxation or entertaining.

## Front Exterior

The exterior of the property displays a charming semi-detached house with a classic red brick and cream rendered facade topped with a pitched roof. The front garden is well-tended with a variety of shrubs and plants, and a paved driveway provides off-road parking leading to a garage or storage space. The property benefits from a bay window to the front and is situated in a pleasant residential area.

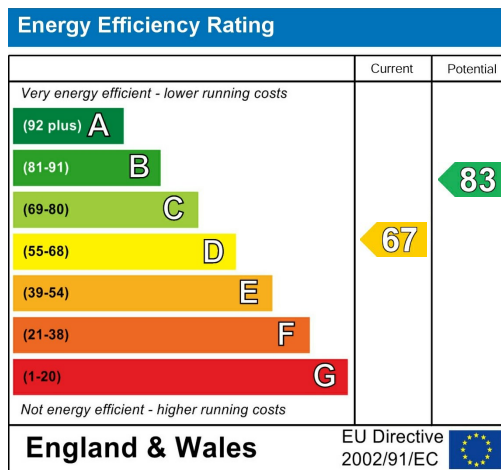
# Floorplan







## Energy Efficiency Graph

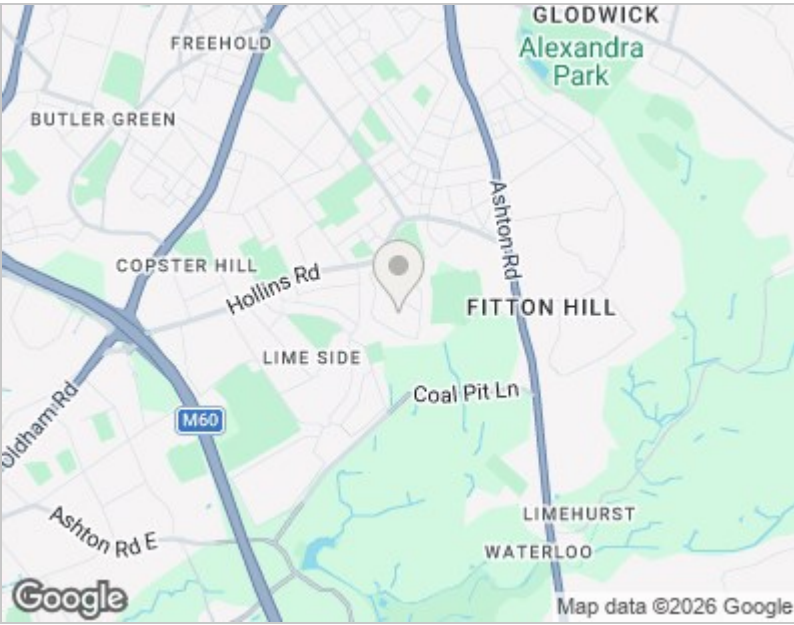


## Viewing

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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