



## North Gate

Garden Suburbs, Oldham, OL8 3AE

Offers Over £320,000



- Semi-Detached Dormer Bungalow
- 2 Bathrooms
- Electric car charging point
- Gas central heating
- Driveway

- 3 Bedrooms
- Low maintenance garden
- Versatile garage conversion
- Upvc double glazing
- Viewing highly recommended

# North Gate

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Located in the desirable area of the Garden Suburbs, this well presented semi-detached dormer bungalow offers a perfect blend of comfort and practicality. With three bedrooms, this home is ideal for families or those seeking extra space. The property boasts two reception rooms, providing ample room for relaxation and entertaining guests.

One of the standout features of this bungalow is its good-sized, low-maintenance south facing garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. Additionally, the garage conversion has created a versatile space that can be tailored to your needs, whether as a home office, playroom, or additional living area. This conversion also includes a convenient WC and utility area, enhancing the functionality of the home.

The property is situated in a popular location, making it an attractive choice for those looking to settle in a vibrant community. For added convenience, an electric car charging point is available, catering to modern living needs. With both ground floor and first floor bathrooms, this bungalow ensures ease of access and comfort for all residents.

In summary, this semi-detached dormer bungalow in North Gate is a delightful property that combines spacious living with practical features, making it an excellent choice for anyone looking to enjoy a comfortable lifestyle in Oldham.

### Hallway

This welcoming hallway features a stylish tile floor and neutral walls, creating a bright and airy entrance to the home. The space is enhanced by recessed ceiling lights and a modern radiator, offering a warm yet contemporary feel as you move through to the other rooms.

### Lounge

The lounge is a spacious and inviting area with a bay window that allows plenty of natural light to flood the room. It benefits from a modern ceiling design with recessed lighting and subtle mood lighting around the edges, adding a sophisticated touch. The neutral walls and wood-effect flooring provide a warm backdrop, complemented by a built-in media area with shelves for books and ornaments, creating a stylish focal point.

### Dining Room

The dining room is a bright and contemporary space with a large window providing views to the garden. It features the same stylish wood-effect flooring and coved ceiling with inset downlights consistent with the lounge, offering a seamless flow between the two areas. Glass sliding doors open out onto the patio, inviting plenty of daylight and providing easy access to outdoor entertaining.

### Kitchen

15'6" x 10'3" (4.73m x 3.12m)

This well-appointed kitchen features a range of cabinetry with granite work surfaces and tiled splashbacks. It includes an integrated microwave, oven and hob, along with ample storage including a tall cupboard unit. The kitchen benefits from two large windows that fill the space with natural light, and there is a practical, light wood-effect floor that complements the cabinets. The kitchen also provides access to the staircase leading to the first floor.

### Bedroom 1

11'10" x 10'3" (3.60m x 3.12m)

Located on the ground floor, this comfortable bedroom benefits from a large window that lets in natural light. The room is decorated in neutral tones with wood flooring, offering a cosy space ideal for relaxation or guests.

### Bathroom

7'4" x 6'1" (2.25m x 1.86m)

This bathroom on the ground floor is well-finished with a tiled floor and walls. It includes a classic white suite with a pedestal basin, WC, and bath with shower over. A window ensures the space is bright and airy while the decorative border tile adds a touch of character.

### Bedroom 2

16'7" x 15'11" (5.05m x 4.86m)

The first-floor main bedroom is a generous and inviting space, featuring large windows that provide lovely views

over the garden. It is finished with light wood flooring and neutral walls, creating a calm and restful atmosphere. The room also includes built-in wardrobes and drawers for ample storage.

### Ensuite

8'4" x 7'7" (2.54m x 2.30m)

This ensuite shower room is stylishly fitted with a curved glass shower enclosure, WC, wash basin, bidet and heated towel rails. Tiled walls and a window provide a clean, fresh look and natural light to the space.

### Bedroom 3

11'2" x 5'8" (3.40m x 1.73m)

On the first floor, this second bedroom is smaller in size, suitable for a single bed or use as a home office, with a window and neutral decoration.

### Rear Garden

The private South facing rear garden offers a paved patio area, ideal for outdoor dining and entertaining, surrounded by mature shrubbery and colourful plants. Beyond the patio, a neatly maintained gravelled section features a garden shed and a quaint water feature, providing a peaceful outdoor retreat.

### Study / Playroom

20'1" x 13'11" (6.13m x 4.24m)

This spacious conversion to the former garage offers a large study or playroom area with two windows along one wall allowing plenty of daylight. The room is finished with a neutral palette and tile flooring. A separate WC and utility room is accessed from this space, fitted with a WC, sink and plumbing for appliances.

### WC / Utility Room

13'11" x 4'6" (4.24m x 1.36m)

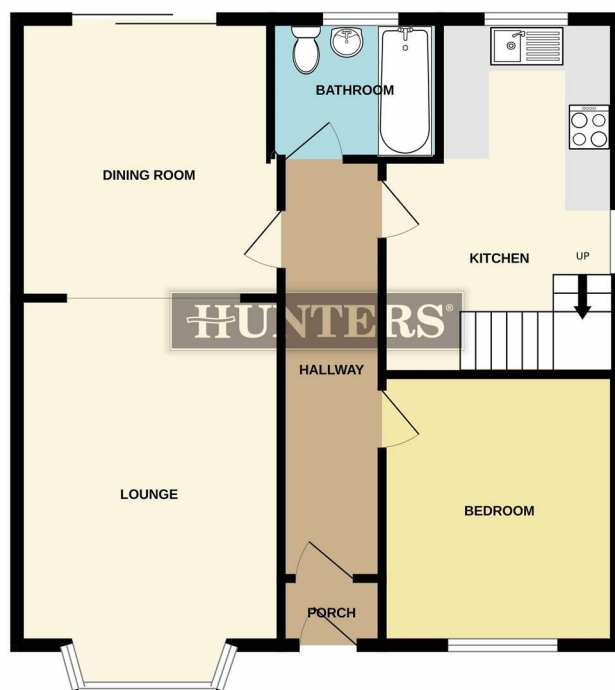
The WC/utility room within the garage conversion includes a WC, sink and space for a washing machine and dryer. It has a practical tiled floor and window for ventilation and light.

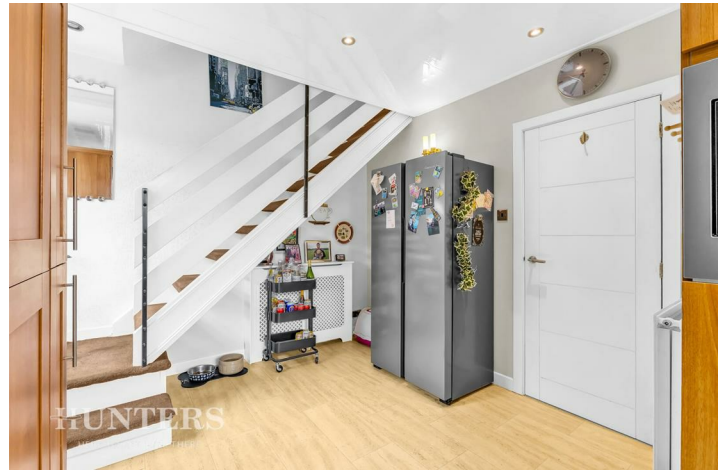
### Front Exterior

The front of the property is paved for off-road parking and bordered by a low brick wall with decorative panels. It has low maintenance landscaping with gravel and flower pots adding a welcoming touch to the entrance.

## Floorplan

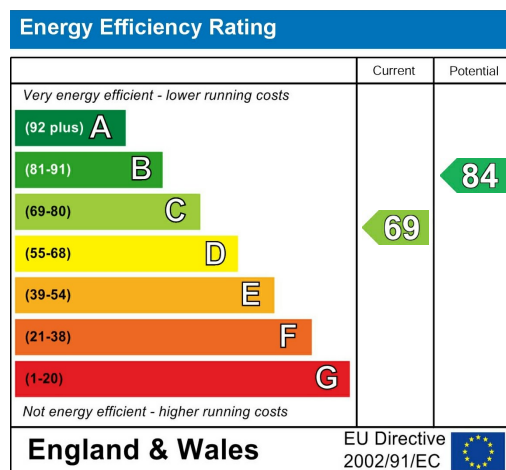
GROUND FLOOR  
728 sq.ft. (67.6 sq.m.) approx.







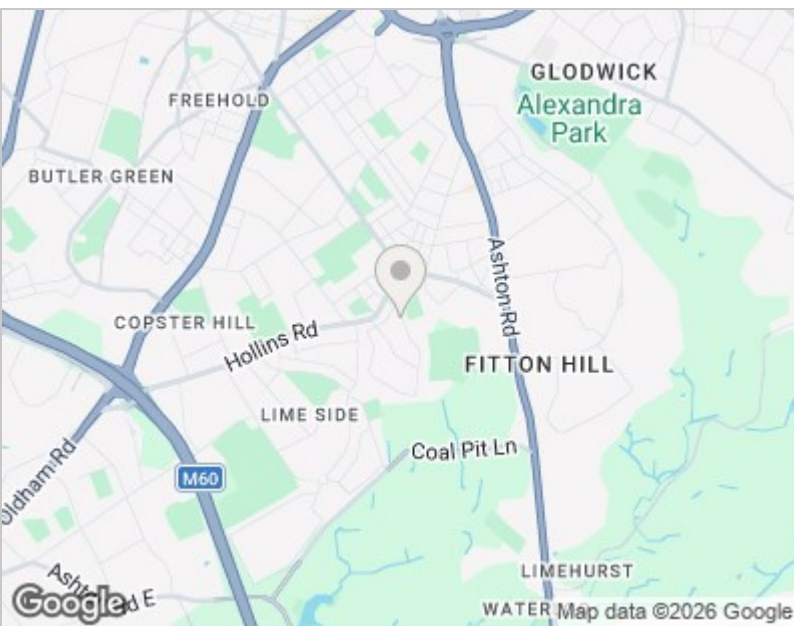
## Energy Efficiency Graph



## 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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