



Mortimer Street

Oldham, OL1 3JD

Price £175,000



- SEMI-DETACHED
- NO ONWARD CHAIN
- UPVC DOUBLE GLAZING
- DRIVEWAY
- EPC RATING C

- 2 BEDROOMS
- GAS CENTRAL HEATING
- GOOD SIZED PLOT
- CONVENIENT LOCATION

Mortimer Street

Oldham, OL1 3JD

Price £175,000



Welcome to this charming house located on Mortimer Street in Oldham. This delightful property boasts a well-designed layout, featuring one reception room and two comfortable bedrooms, making it an ideal home for small families or couples.

Built in 1994, this home benefits from modern conveniences, including gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The property is conveniently situated within walking distance to a tram stop, offering easy access to local transport links, and is also close to the bustling town centre, where you can enjoy a variety of shops, cafes, and amenities.

The exterior of the property features a driveway for off-road parking, providing added convenience for residents and visitors alike. The good-sized plot offers potential for extension, subject to obtaining the relevant permissions, allowing you to tailor the space to your needs and preferences.

This house presents a wonderful opportunity for those seeking a comfortable and well-located home in Oldham. With its appealing features and potential for growth, it is certainly worth considering for your next move. EPC Rating C

Hallway

This welcoming entrance hallway features wood-effect flooring and neutral décor.

Lounge

13'9" x 10'9" (4.18m x 3.27m)

The lounge benefits from a generous window that floods the room with natural light, enhancing the fresh and airy atmosphere. Finished in soft colours with wood-effect flooring throughout, this comfortable space offers plenty of room for relaxing or entertaining.

Kitchen/Diner

16'11" x 7'9" (5.16m x 2.35m)

The kitchen/diner is a bright, practical space featuring a tiled floor and an array of black cabinetry complemented by tiled splashbacks. A window above the sink overlooks the garden, while patio doors open directly onto the rear garden, allowing for easy indoor-outdoor living. The kitchen offers ample work surfaces and storage, with a neutral white décor enhancing the natural light throughout.

Landing

Natural light filters in, creating a bright and open feel as you move between floors.

Bedroom 1

13'9" x 9'5" (4.18m x 2.88m)

This first bedroom offers a peaceful retreat with neutral walls and wood effect flooring underfoot. A wide window looks out onto greenery, allowing plenty of natural light to fill the room, creating a calm and restful environment.

Bedroom 2

9'9" x 9'0" (2.97m x 2.74m)

The second bedroom features a similarly tranquil feel with soft carpeting and pale walls. A window overlooks the natural surroundings outside, offering a quiet space for rest or study.

Bathroom

7'2" x 5'3" (2.19m x 1.59m)

The bathroom is fitted with modern white

sanitaryware including a bath with a shower attachment, a vanity sink unit, and a toilet. Dark grey wall tiles add a contemporary touch, contrasting with the lighter flooring for a fresh and clean finish.

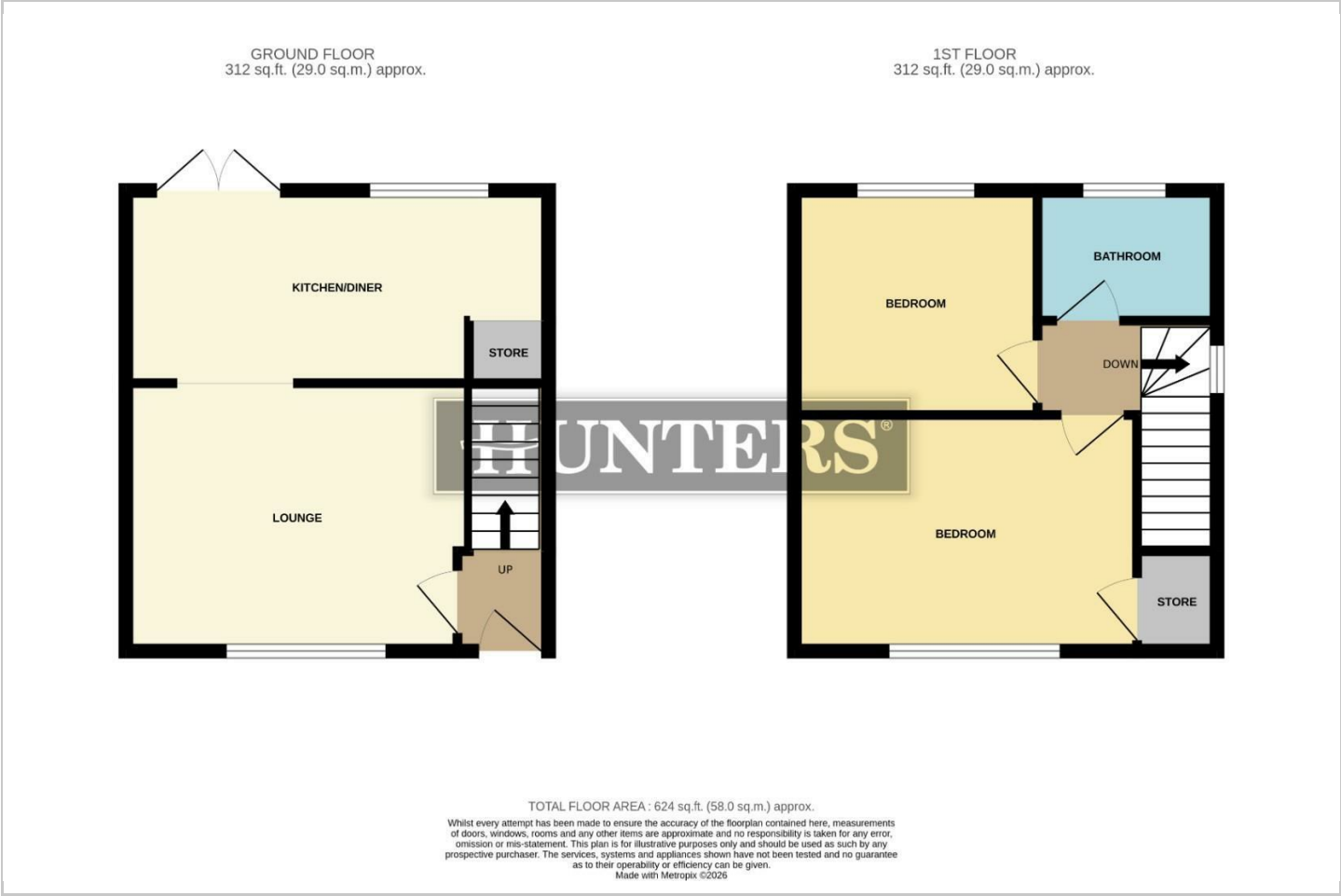
Rear Garden

The rear garden is a well-proportioned outdoor space with a paved patio area adjoining the property, ideal for outdoor dining or relaxing. Beyond the patio lies a lawn bordered by trees and fenced boundaries, offering privacy and a pleasant natural backdrop. The garden is spacious and versatile, perfect for gardening, play, or enjoying the outdoors.

Front Exterior

The property exterior presents a well-maintained frontage with a footpath leading to the front door. The lawn is bordered by neatly trimmed hedges, with a driveway alongside leading to the rear garden gate. The brick-built facade is simple yet welcoming, with white-framed windows enhancing the overall appearance.

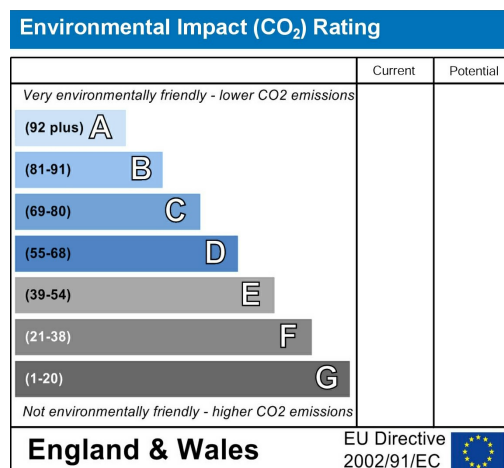
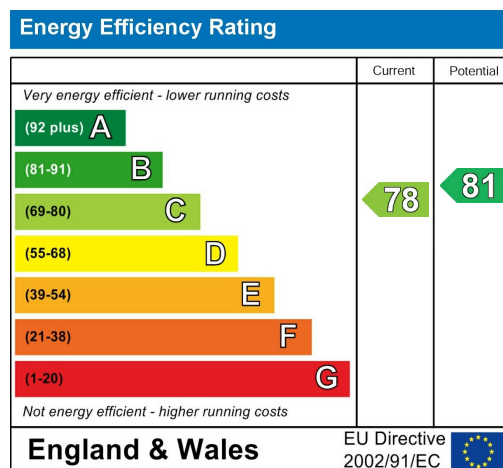
Floorplan







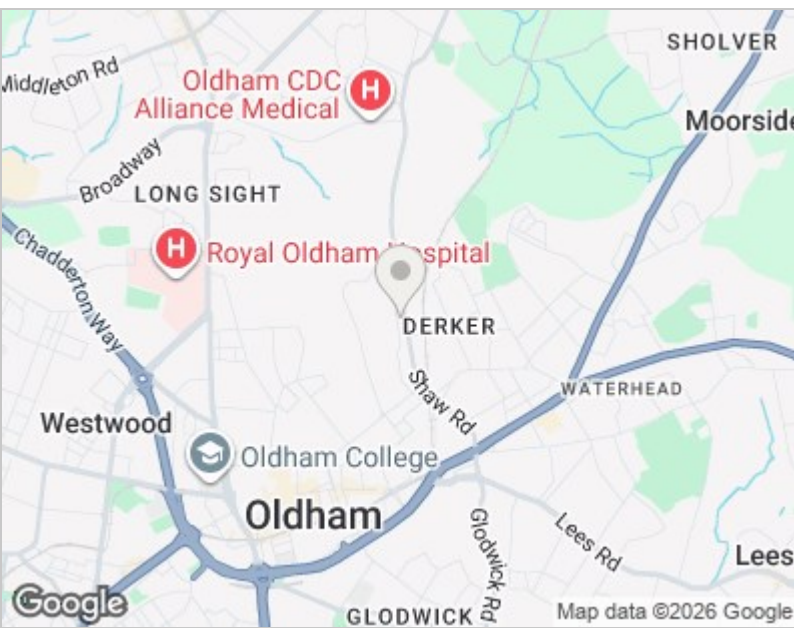
Energy Efficiency Graph



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.

832 Hollins Road, Oldham, OL8 4SR
Tel: 0161 669 4833 Email: oldham@hunters.com
<https://www.hunters.com>

