

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Oak Close

Chadderton, Oldham, OL9 7FH

Offers Over £265,000



- CUL-DE SAC LOCATION
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- DRIVEWAY

- DETACHED FAMILY HOME
- GAS CENTRAL HEATING
- SIDE AND REAR GARDEN
- EPC RATING C

Tel: 0161 669 4833

# Oak Close

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Offers Over £265,000



Nestled in the cul-de-sac of Oak Close, Chadderton, this charming detached family home presents an excellent opportunity for those seeking a comfortable and convenient living space.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The home features a modern bathroom and benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

The exterior of the property is equally appealing, with gardens to both the side and rear, providing ample outdoor space for children to play or for gardening enthusiasts to cultivate their green thumbs. There is also potential for extension, subject to obtaining the necessary permissions, allowing you to tailor the home to your specific needs.

Conveniently located close to local amenities and transport links, this property offers easy access to shops, schools, and public transport, making it an ideal choice for those who value both comfort and convenience. Additionally, parking for one vehicle is available, adding to the practicality of this delightful home.

In summary, this moderate detached family home in Chadderton is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location. With its spacious interiors, potential for expansion, and proximity to essential amenities, it is a property not to be missed.

### Entrance Hall

Radiator, stairs leading to first floor landing.

### Guest WC

Low level wc and wash hand basin. Upvc double glazed window, radiator.

### Lounge

9'10" x 16'1" (3 x 4.9)

Upvc double glazed window to the front, Upvc French doors leading to rear garden, radiator.

### Kitchen/Diner

9'10" x 16'1" (3 x 4.9)

Fitted wall and base units with work surfaces and tiled splashback, electric oven, hob and extractor. Upvc double glazed window to the front, Upvc French doors leading to rear garden.

### Bedroom 1

9'10" x 16'1" (3 x 4.9)

Dual aspect with Upvc double glazed windows to both the front and rear. radiator.

### Bedroom 2

7'10" x 9'10" (2.4 x 3)

Upvc double glazed window, radiator.

### Bedroom 3

6'3" x 7'10" (1.9 x 2.4)

Upvc double glazed window, radiator.

### Bathroom

4 piece suite comprising panelled bath, shower cubicle, wash hand basin and low level wc. Upvc double glazed window, radiator.

### Externally

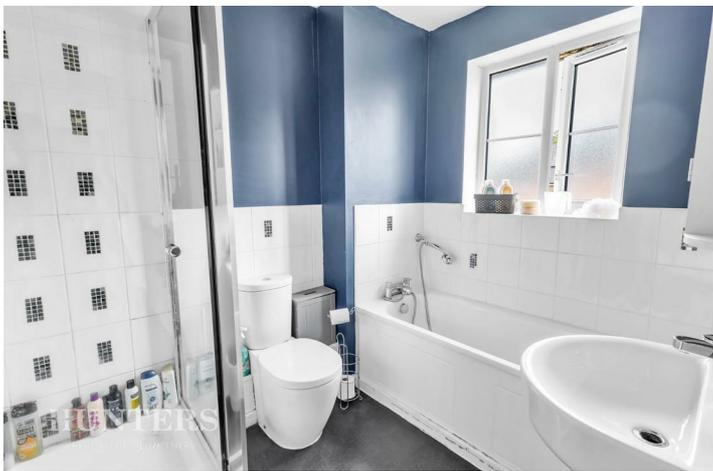
Enclosed garden to both rear and side with driveway for off road parking to the front.

# Floorplan



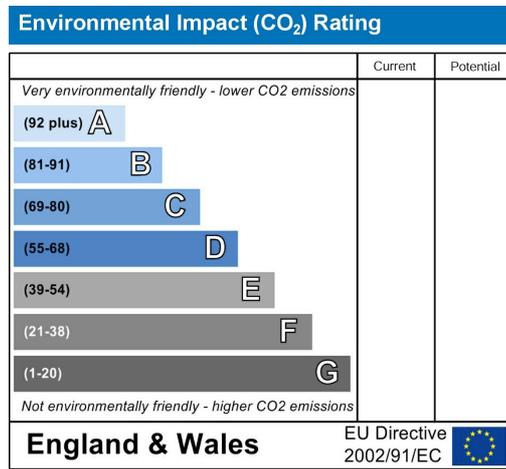
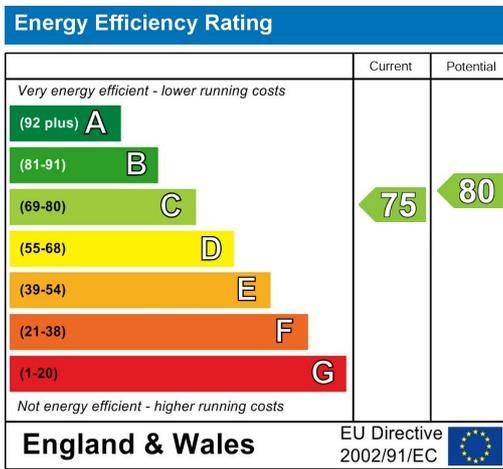
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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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