

# HUNTERS®

HERE TO GET *you* THERE



## Windsor Road

Coppice, Oldham, OL8 4HA

Offers In Excess Of £370,000



- SPACIOUS SEMI-DETACHED
- 2 RECEPTION ROOMS
- GAS CENTRAL HEATING
- GARDENS AND DRIVE

- 3 DOUBLE BEDROOMS
- GUEST WC & UTILITY ROOM
- UPVC DOUBLE GLAZING
- EPC RATING C

Tel: 0161 669 4833

# Windsor Road

Coppice, Oldham, OL8 4HA

Offers In Excess Of £370,000



**\*\*NEW PRICE\*\*** Nestled on Windsor Road in the charming area of Oldham, this spacious semi-detached family home offers a delightful blend of comfort and practicality. Spanning an impressive 1,459 square feet (Aprox), the property boasts three generously sized double bedrooms, each equipped with fitted wardrobes, ensuring ample storage for all your needs.

The heart of the home features two inviting reception rooms, perfect for both relaxation and entertaining guests. The well-appointed kitchen diner provides a wonderful space for family meals and gatherings, making it an ideal setting for creating lasting memories.

This property is not only well presented but also well maintained, allowing you to move in with ease and enjoy your new surroundings from day one. Additionally, the convenience of off-road parking for two vehicles adds to the appeal, making daily life that little bit easier.

With its excellent location and spacious layout, this semi-detached house is perfect for families seeking a comfortable and stylish home in Oldham. Don't miss the opportunity to make this lovely property your own.

## Vestibule Entrance

Upvc entrance door. Double doors leading to entrance hallway.

## Entrance Hallway

Wooden flooring, wood paneling and spindled balustrade along with stained glass windows.

## Lounge

14'9" x 11'9" (4.5m x 3.6m)

Upvc double glazed windows, radiator.

## Dining Room

13'8" x 14'3" (4.18m x 4.36)

Fire with feature surround, Upvc double glazed windows, radiator.

## Kitchen

15'1" x 10'2" (4.6m x 3.1m)

Fitted wall and base units with work surfaces and tiled splashback. Double electric oven, gas hob and extractor hood along with integrated microwave. Walk in pantry.

## Utility room

plumbing for washing machine.

## Guest WC

Low level wc, Upvc double glazed window.

## Landing

Upvc double glazed windows with stained glass, spindled balustrade.

## Bedroom 1

13'5" x 13'1" (4.1m x 4.0m)

Fitted wardrobes, Upvc double glazed windows, radiator.

## Bedroom 2

13'1" x 11'9" (4.0m x 3.6m)

Fitted wardrobes, Upvc double glazed windows, radiator.

## Bedroom 3

11'9" x 10'5" (3.6m x 3.2m)

Fitted wardrobes, Upvc double glazed windows, radiator.

## Shower Room

Walk in shower cubicle, wash hand basin and low level wc. Upvc double glazed windows, radiator.

## WC

Low level wc, Upvc double glazed windows, radiator.

## Externally

Garden area to 3 sides along with block paved area for off road parking

## Material Information - Oldham

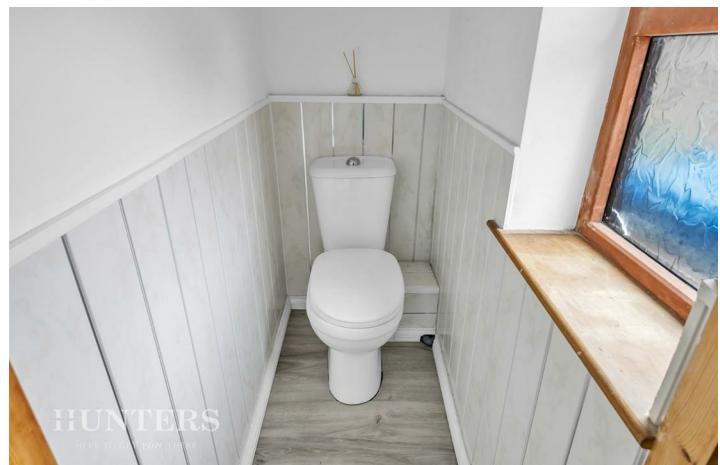
Tenure Type; Leasehold

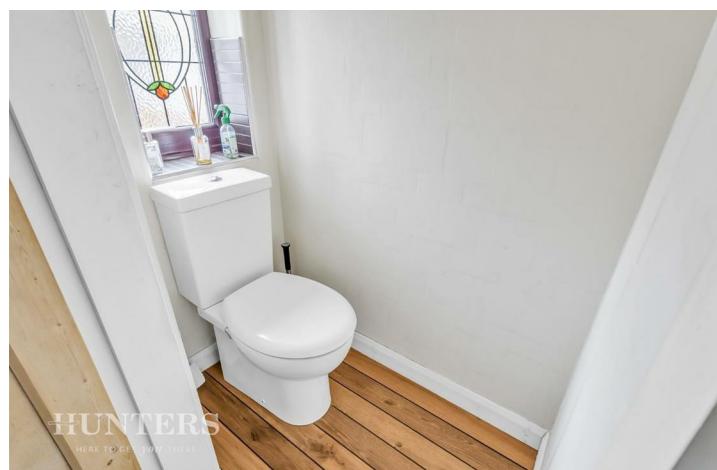
Leasehold Years remaining on lease; 897

Leasehold Ground Rent Amount, 6.10

Council Tax Banding; D

## Floorplan



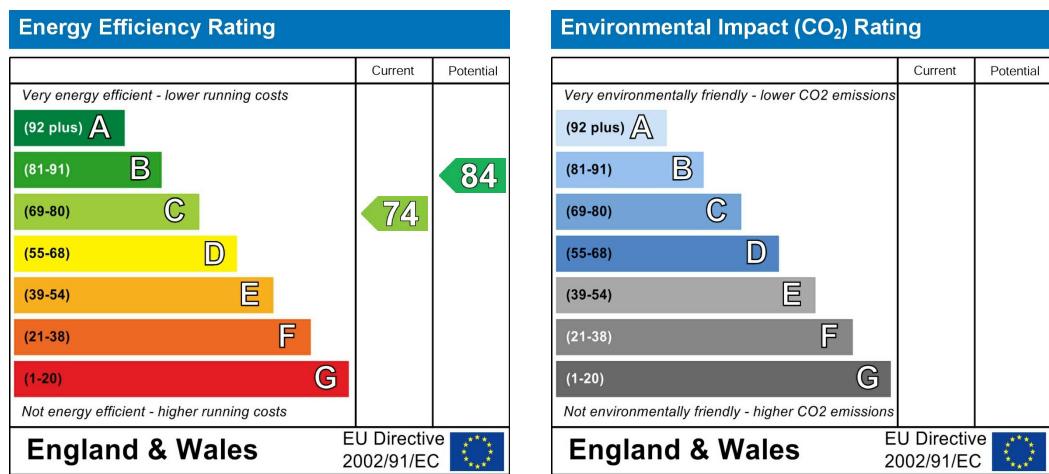


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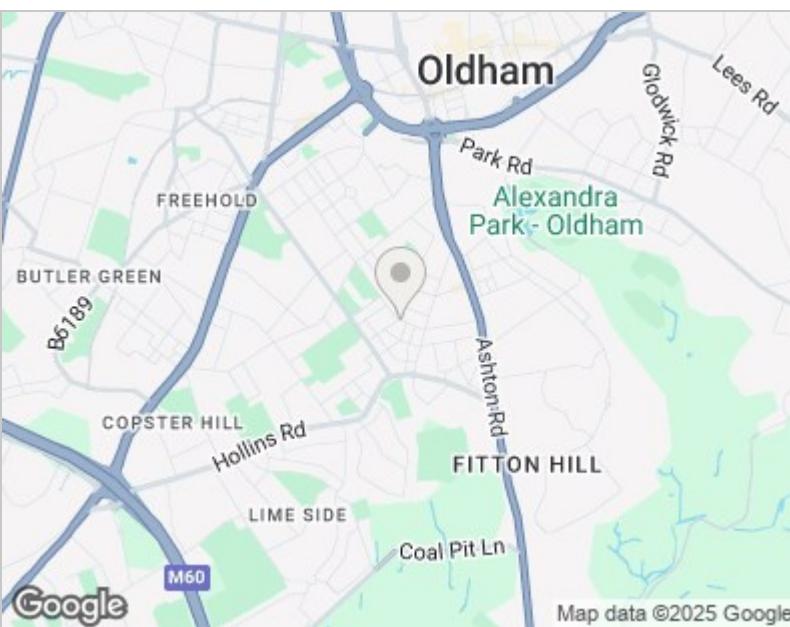
### Energy Efficiency Graph



### 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



Tel: 0161 669 4833



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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