

HUNTERS[®]

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Hillingdon Close

Failsworth, Oldham, OL8 3QJ

Offers Over £260,000



- SEMI-DETACHED
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- BLOCK PAVED DRIVEWAY
- CONVENIENT LOCATION

- CUL-DE-SAC LOCATION
- GAS CENTRAL HEATING
- ENCLOSED GARDEN
- GARAGE
- CLOSE TO LOCAL AMENITIES

Tel: 0161 669 4833

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Situated in a cul-sac location this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three bedrooms, providing ample space for rest and relaxation. The inviting reception room serves as a perfect gathering space for family and friends, ensuring a warm and welcoming atmosphere.

The house features a conveniently located bathroom, designed to cater to the needs of modern living. With a thoughtful layout, this home offers both comfort and functionality, making it an ideal choice for those seeking a peaceful retreat in a friendly neighbourhood.

One of the standout features of this property is the parking space available for two vehicles plus garage, a valuable asset in today's busy world. This ensures that you and your guests will have no trouble finding a place to park.

Hillingdon Close is situated in a pleasant community, with local amenities and transport links within easy reach, making it a practical choice for daily life. Whether you are looking to settle down or invest, this semi-detached house in Failsworth is a wonderful opportunity not to be missed.

Entrance Porch

A welcoming entrance hall with a Upvc entrance door featuring decorative glass panels. The space includes a small window allowing natural light.

Lounge

14'5" x 13'1" (4.41m x 4.01)

A bright and spacious living room offering a comfortable and inviting atmosphere. a ceiling fan enhances air circulation, and wall-mounted lighting adds warmth. The room features a modern electric fireplace with a mounted television above, creating a cosy focal point. Ample natural light streams in through. Doors provide easy access to both the kitchen and the hallway, enhancing the flow of the ground floor.

Kitchen

13'2" x 9'4" (4.03m x 2.87m)

A well-presented kitchen offering a pleasant space for cooking and dining. It is fitted with a range of modern white cabinets and dark worktops, providing plenty of storage and preparation areas. Integrated appliances include an oven and a gas hob with an extractor hood. Large windows on two sides provide excellent natural light and views over the rear garden. The kitchen benefits from vinyl flooring for easy maintenance, and a door leads out to the garden, making it ideal for indoor-outdoor living.

Landing

The landing is a light and airy space with carpeted flooring and a white banister, providing access to the bedrooms and bathroom. It has a clean and simple design that complements the rest of the home.

Bedroom 1

11'9" x 7'10" (3.6m x 2.4m)

A charming and restful double bedroom with a large window dressed with pastel curtains, allowing natural light to flood the room. The décor features a soft patterned wallpaper on one wall, with the others painted in a neutral hue.

Bedroom 2

11'9" x 7'10" (3.6m x 2.4m)

Decorated in soft pastel tones, the room benefits from a window that provides ample natural light and has carpeting underfoot for comfort.

Bedroom 3

8'6" x 5'4" (2.60m x 1.63)

A versatile room currently arranged as a dressing room and study space. The neutral décor and carpeting make it a practical and bright area for both work and storage.

Bathroom

A modern bathroom featuring a white suite comprising a bathtub with shower attachment, a pedestal basin, and a toilet. The walls are decorated with a combination of white and dark purple horizontal tiles, adding a touch of character and contrast. A window provides natural light and ventilation, while the flooring is practical vinyl for ease of cleaning.

Rear Garden

The rear garden enjoys a private and enclosed setting with a neat lawn bordered by wooden fencing. A raised wooden deck provides a perfect space for outdoor dining and relaxing, furnished with garden seating and a dining table. The garden also features a paved patio area and some mature planting, creating a pleasant and manageable outdoor space ideal for entertaining or family time.

Garage

A single garage with a brick exterior and a pitched roof. It features a white up-and-over door and sits at the end of a paved driveway, providing secure parking or additional storage space.

Material Information - Oldham

Tenure Type; Lease

Leasehold Years remaining on lease; 885

Leasehold Ground Rent Amount, 30.00

Council Tax Banding; B

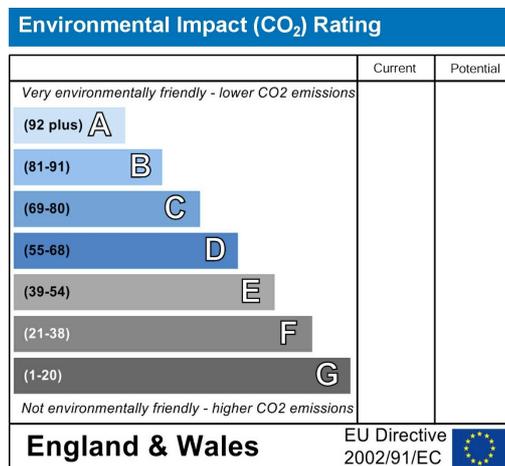
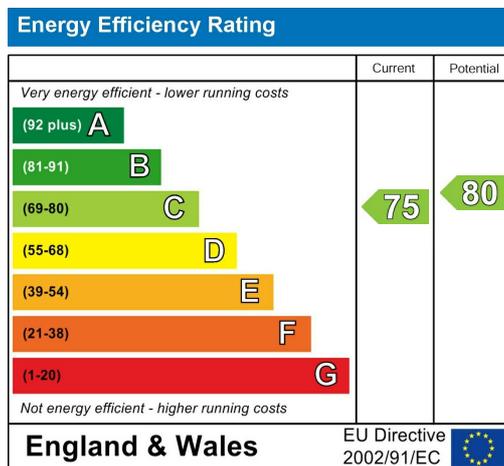
Floorplan







Energy Efficiency Graph

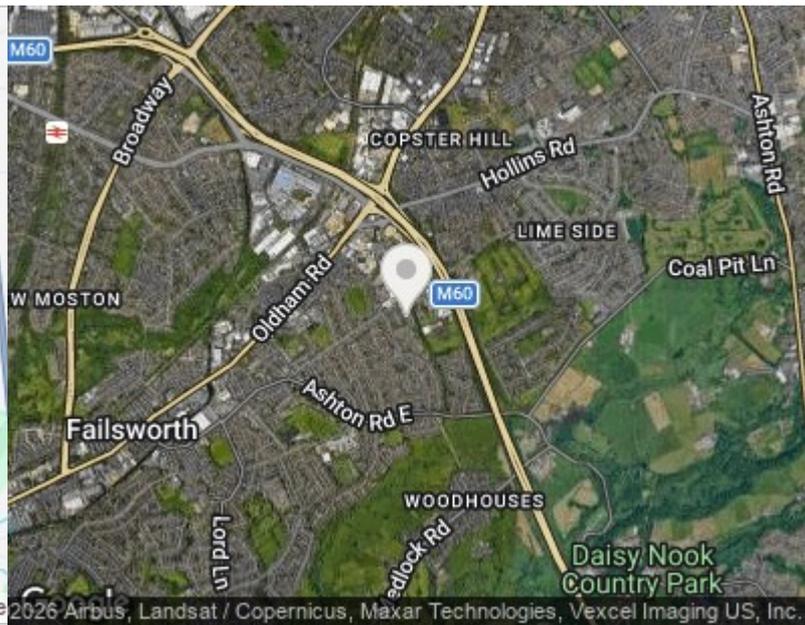
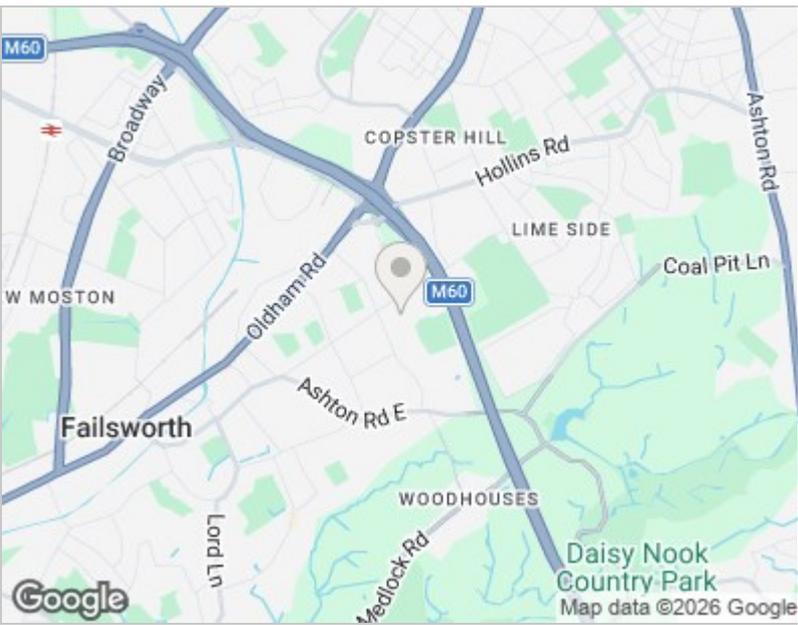


Viewing

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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