

HUNTERS®

HERE TO GET *you* THERE



Hough Close

Oldham, OL8 2NZ

Price £180,000



- MODERN MID TOWN HOUSE
- 2 BEDROOMS PLUS LOFT
- UPVC DOUBLE GLAZING
- LONG GARDEN TO THE REAR
- EPC RATING D

- LARGE CONSERVATORY
- GAS CENTRAL HEATING
- DRIVE TO THE FRONT
- NO CHAIN

Tel: 0161 669 4833

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Welcome to this modern mid-townhouse located on Hough Close in Oldham, a delightful property that combines contemporary living with practical features. This charming home boasts two bedrooms, making it ideal for small families, couples, or individuals seeking extra space.

Upon entering, you will find a welcoming reception room that offers a comfortable area for relaxation and entertaining guests. The heart of the home is undoubtedly the modern fitted kitchen, which is designed with both style and functionality in mind. It provides ample storage and workspace, perfect for those who enjoy cooking and hosting.

One of the standout features of this property is the large conservatory, which extends the living space and allows for an abundance of natural light. This versatile area can be used as a dining space, a playroom, or simply a tranquil spot to unwind while overlooking the garden.

The property also benefits from a drive to the front, providing convenient off-road parking. At the rear, you will discover a long garden, offering a private outdoor space for gardening, relaxation, or entertaining during the warmer months.

For added peace of mind, the property is equipped with networking capabilities and an intruder alarm, ensuring both comfort and security. This townhouse is not just a house; it is a home that offers modern living in a friendly neighbourhood. Don't miss the opportunity to make this lovely property your own.

Entrance Porch

Upvc entrance door.

Lounge

12'9" x 12'1" (3.9m x 3.7m)

Laminate flooring, floating fire, TV wall mount, Upvc double glazed window, radiator.

Kitchen Diner

12'9"n x 9'2" (3.9n x 2.8m)

Fitted wall and base units with granite work surfaces and integrated appliances including fridge freezer, microwave, electric oven, gas hob and extractor hood. Tied flooring, open through to conservatory.

Conservatory

14'5" x 9'10" (4.4m x 3.0m)

Tiled floor, Upvc double glazed windows and French doors leading to rear garden.

Bedroom 1

12'9" x 7'10" (3.9m x 2.4m)

Fitted wardrobes, Upvc double glazed window, radiator.

Bedroom 2

12'9" x 8'6" (max) (3.9m x 2.6m (max))

Upvc double glazed window, radiator.

Bathroom

3 piece suite comprising bath with shower over and folding glass shoer screen, wall hung basin and concealed cistern wc. Wall and floor tiled, wall units and heated towel rail

Loft Room

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

2 x Velux roof windows, radiator.

Externally

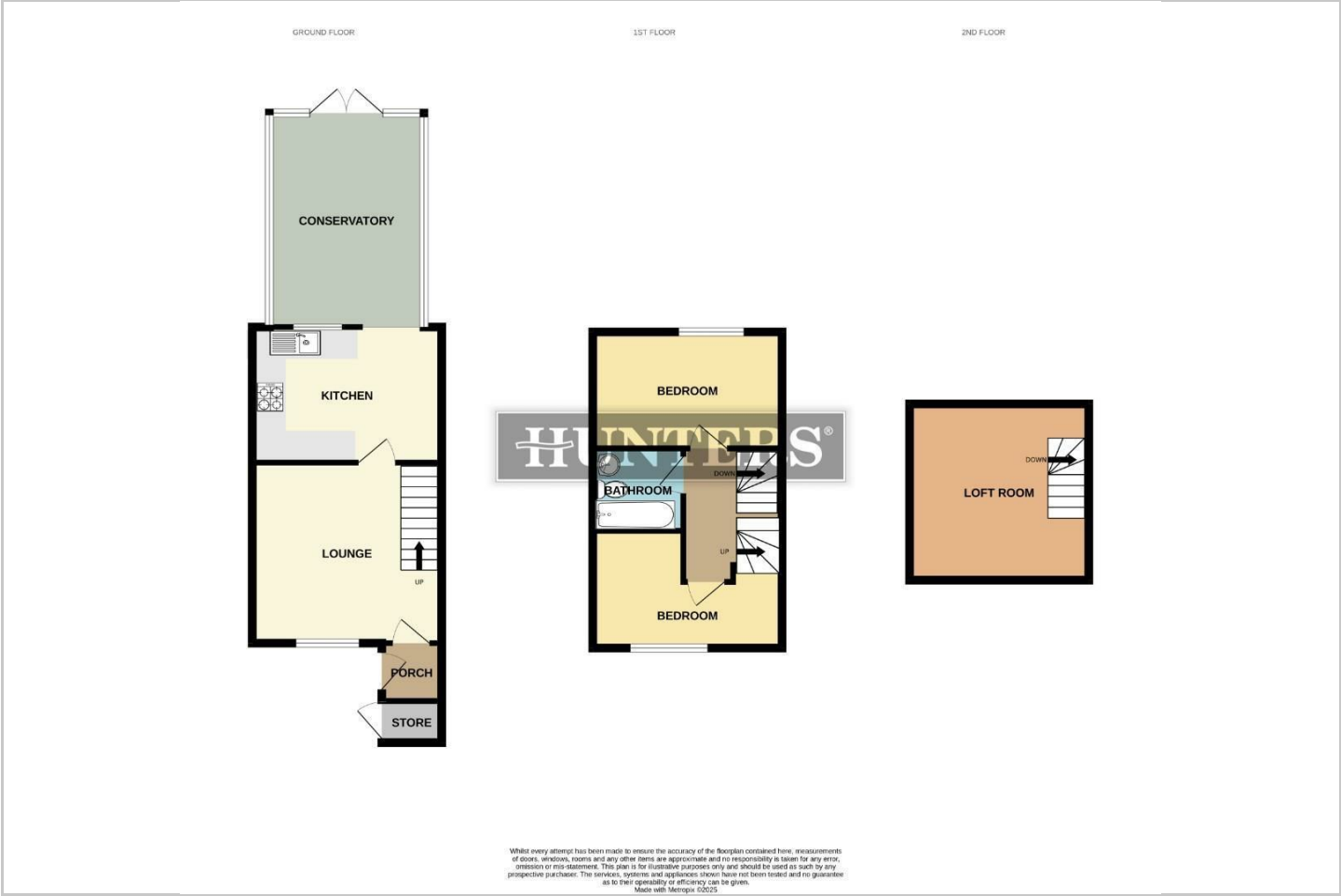
Driveway to the front with long enclosed garden to the rear ideal for entertaining with flagged patio arear and raised deck which has its own bar area.

Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; A

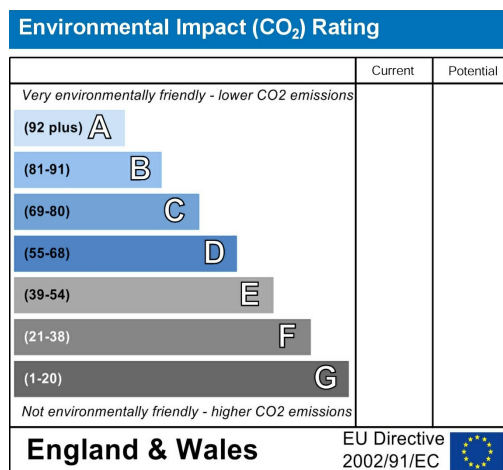
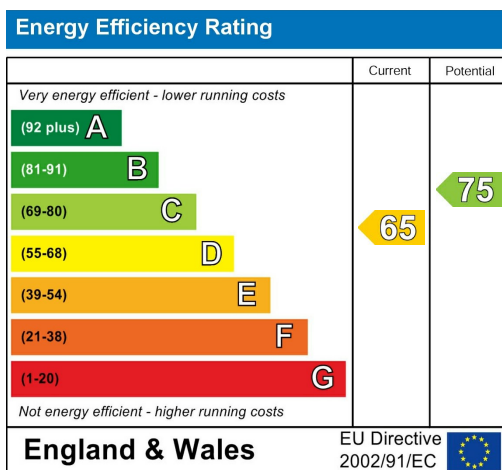
Floorplan







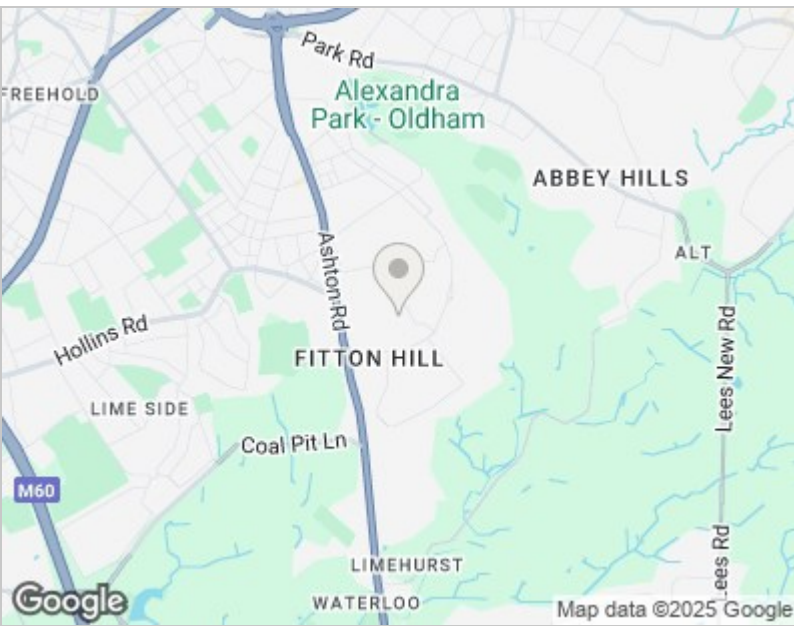
Energy Efficiency Graph



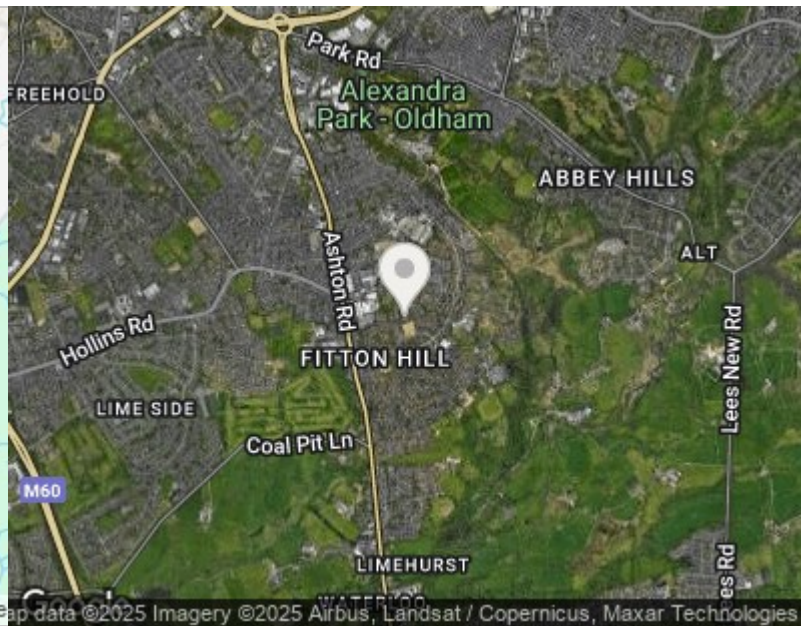
Viewing

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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