

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Knott Lanes

Oldham, OL8 3JA

Price £245,000



- NEWLY REFURBISHED
- 2 BEDROOMS
- UPVC DOUBLE GLAZING
- SHORT WALK TO DAISY NOOK
- NO CHAIN

- IDEAL FIRST TIME PURCHASE
- GAS CENTRAL HEATING
- REAR GARDEN WITH OPEN VIEWS
- POPULAR LOCATION
- VIEWING RECOMMENDED

Tel: 0161 669 4833

# Knott Lanes

Oldham, OL8 3JA

Price £245,000



Nestled in the charming area of Knott Lanes, Oldham, this delightful house presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two bedrooms, making it ideal for small families, couples, or individuals looking for extra room.

Upon entering, you will find a welcoming reception room that serves as a perfect space for relaxation or entertaining guests. The house has recently undergone a comprehensive refurbishment, featuring a brand-new kitchen that is both stylish and functional. This modern kitchen is sure to inspire culinary creativity, whether you are preparing a simple meal or hosting a dinner party.

Throughout the property, you will appreciate the fresh redecoration and new floor coverings that enhance the overall aesthetic and provide a clean, contemporary feel. The bathroom is well-appointed, ensuring convenience and comfort for all residents.

With its appealing features and thoughtful updates, this house in Knott Lanes is not just a place to live, but a home to cherish. Its location offers a blend of tranquillity and accessibility, making it a desirable choice for those looking to settle in Oldham. Do not miss the chance to make this lovely property your own.



### Hallway

Approaching the property, you are greeted by a traditional red brick façade with a neatly maintained front garden bordered by a wooden fence. The entrance door, featuring a decorative window, opens to a bright hallway with light wood-effect flooring and white walls, creating a welcoming first impression.

### Lounge

13'9" x 9'2" (4.2m x 2.8m)

With windows to front and rear there is ample natural light and neutral tones, with soft grey carpeting and white walls.

### Kitchen

13'9" x 8'2" (4.2m x 2.5m)

The kitchen is modern and bright, fitted with sleek white cabinets and natural wood-effect worktops that bring warmth and contrast to the space. It boasts practical layout with ample storage and work surfaces, a fitted oven and extractor hood, and a stainless steel sink positioned under a window. The door at the rear provides convenient access to the garden, while the light wood-effect flooring complements the overall clean and fresh aesthetic.

### Landing

The staircase is carpeted in a soft grey, leading from the hallway to the upper floor landing. It is bright and airy, with white walls and a simple handrail, continuing the clean and fresh feel of the home.

### Bedroom 1

13'9" x 12'2" (max) (4.2m x 3.7m (max))

There are 2 bedrooms, all carpeted in the same soft grey, with white walls and large windows that allow plenty of natural light and views of the surrounding greenery. Each bedroom is a good size, ideal for furnishing with a bed and storage but also leaving room to move comfortably.

### Bedroom 2

10'6" x 6'11" (3.2m x 2.1m)

This second bedroom has a bright and airy feel

with a large window. The room is carpeted in soft grey and painted white, providing a calm and neutral space for rest or study.

### Bathroom

The bathroom has been recently updated with contemporary finishes including a white vanity unit with integrated sink and storage, a white toilet, and a bath/shower combination. The walls are finished in a mix of light grey marble-effect and textured stone-effect tiles, creating a clean and elegant look. A backlit mirror adds a modern touch, and the flooring is a wood-effect vinyl for practicality and style.

### Rear Garden

The rear garden is a generous outdoor space, mostly laid to grass with some mature hedging and fencing providing privacy. It benefits from a lovely outlook over open fields, enhancing the feeling of space and tranquillity. There is a paved patio area for outdoor seating or dining, and a brick-built store or shed offers practical storage solutions.

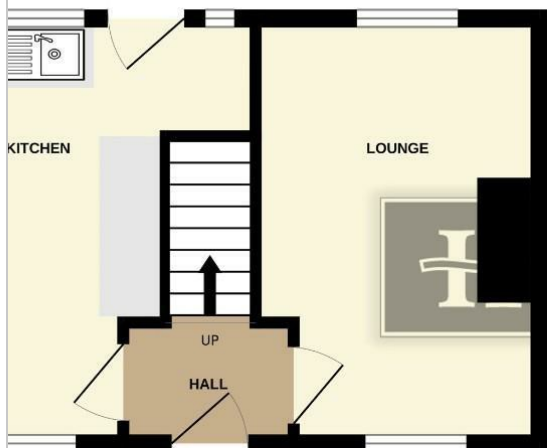
### Material Information - Oldham

Tenure Type; Freehold

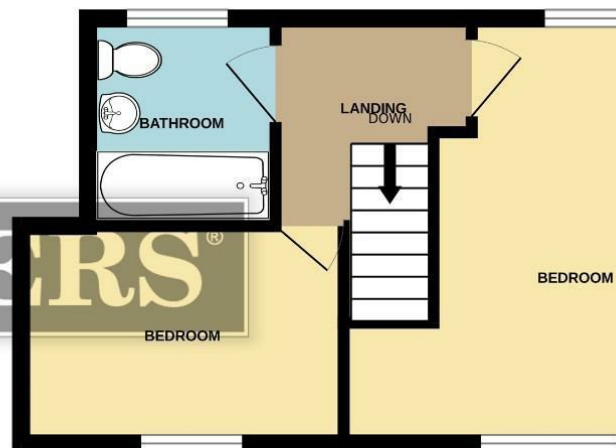
Council Tax Banding; A

## Floorplan

GROUND FLOOR  
277 sq.ft. (25.7 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.

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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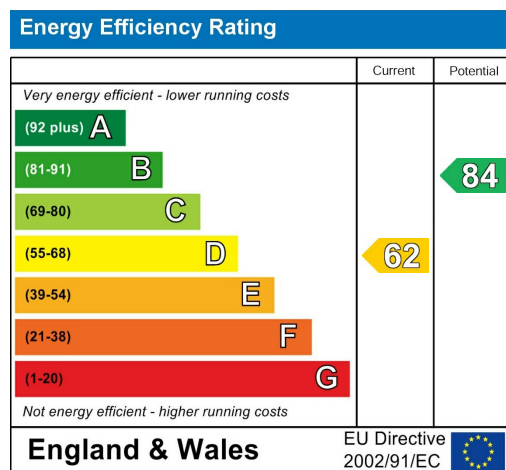








## Energy Efficiency Graph

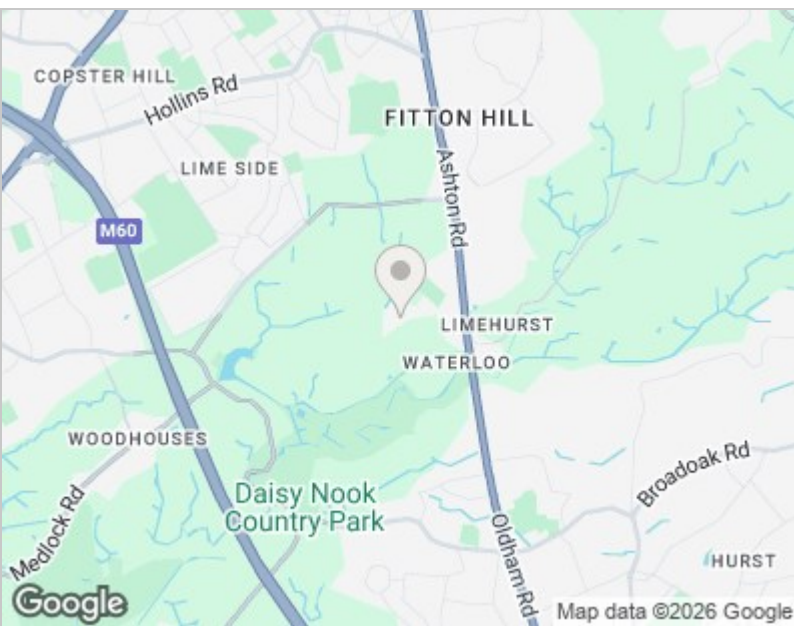


## Viewing

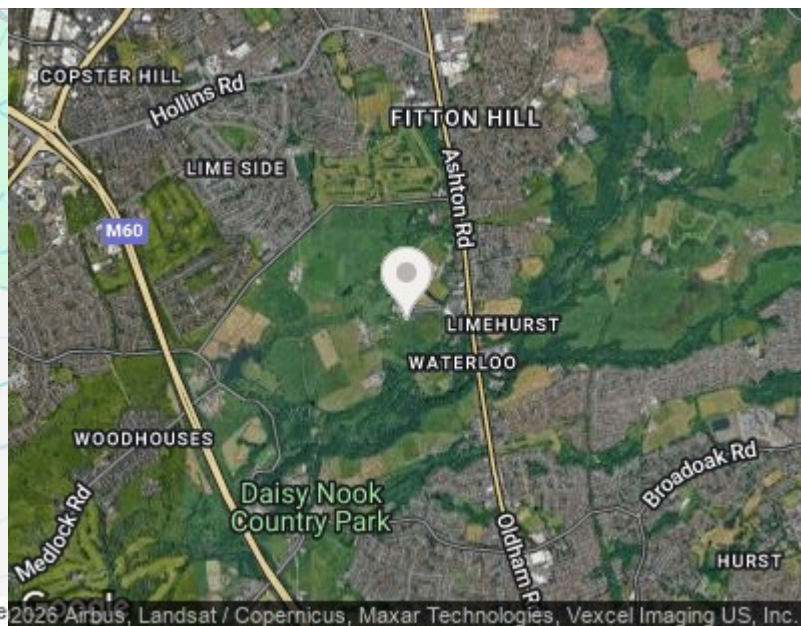
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



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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