

HUNTERS®

HERE TO GET *you* THERE



Mollis Grove

Moorside, Oldham, OL1 4TN

Offers Over £300,000



- DETACHED FAMILY HOME
- 4 BEDROOMS PLUS STUDY
- LARGE KITCHEN DINER
- UPVC DOUBLE GLAZING
- REAR GARDEN

- CUL-DE-SAC LOCATION
- EN-SUITE
- GAS CENTRAL HEATING
- DRIVE AND GARAGE
- EPC RATING C

Tel: 0161 669 4833

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Situated in a quite cul-des-sac location this well presented modern Detached family home. The internal accommodation comprises entrance hallway, lounge, study/playroom, large kitchen diner, 4 bedrooms (en-suite to master) and family bathroom. The property benefits from gas central heating and Upvc double glazing. Externally there is a block paved front, driveway to the side leading to garage and large enclosed garden to the rear. EPC Rating C.

Entrance Hallway

Radiator, stairs leading to first floor landing.

Tenure Type; FREEHOLD

Council Tax Banding; D

Lounge

15'1" x 11'1" (4.6m x 3.4m)

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

Study / Play Room

11'1" x 6'10" (3.4m x 2.1m)

Upvc double glazed window, radiator.

Kitchen Diner

22'3" x 12'9" (max) (6.8m x 3.9m (max))

Fitted wall and base units with work surfaces and tiled splashback. Double Electric oven, 5 ring gas hob and extractor hood. Tiled floor, Upvc double glazed windows to both the front and rear, storage cupboard. Upvc door leading to the side.

Guest WC

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

Bedroom 1

11'5" x 10'9" (3.5m x 3.3m)

Built in wardrobes, Upvc double glazed window, radiator.

EnSuite

Shower enclosure, wash hand basin and low level wc. Upvc double glazed window, radiator.

Bedroom 2

11'5" x 9'2" (3.5m x 2.8m)

Built in wardrobes, Upvc double glazed window, radiator.

Bedroom 3

11'5" x 10'5" (3.5m x 3.2m)

Upvc double glazed window, radiator.

Bedroom 4

10'5" x 8'10" (3.2m x 2.7m)

Upvc double glazed window, radiator.

Bathroom

7'2" x 5'6" (2.2m x 1.7m)

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc. Upvc double glazed window, radiator.

Garage

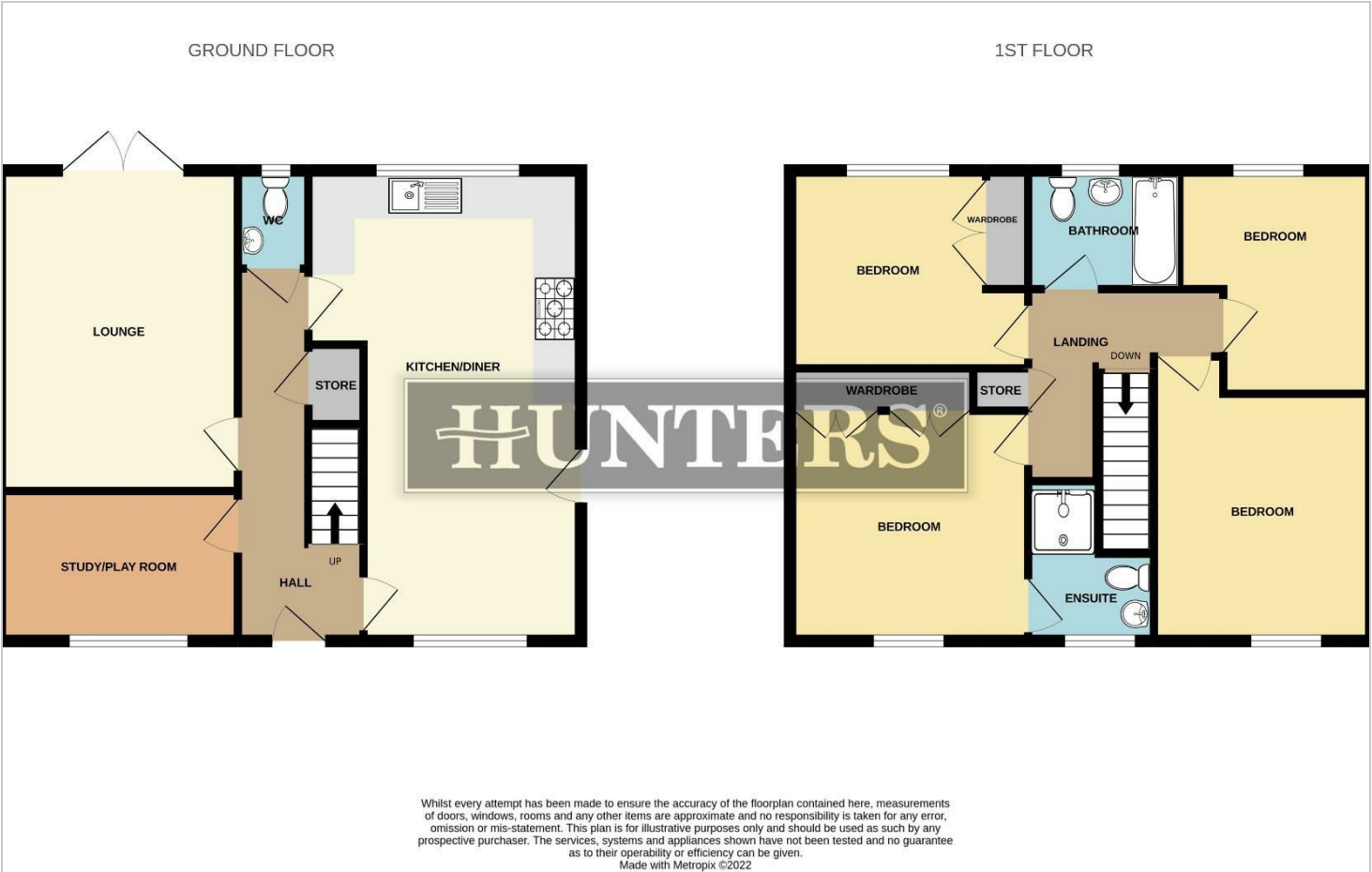
Up and over door to the front.

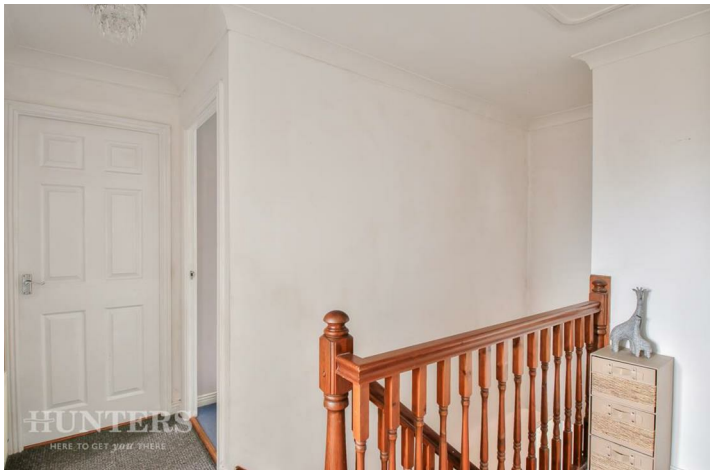
Externally

Block paved frontage with good sized enclosed garden to the rear with lawn and patio area.

Material Information - Oldham

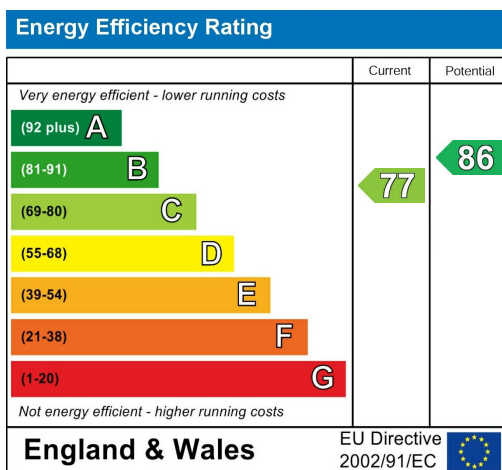
Floorplan







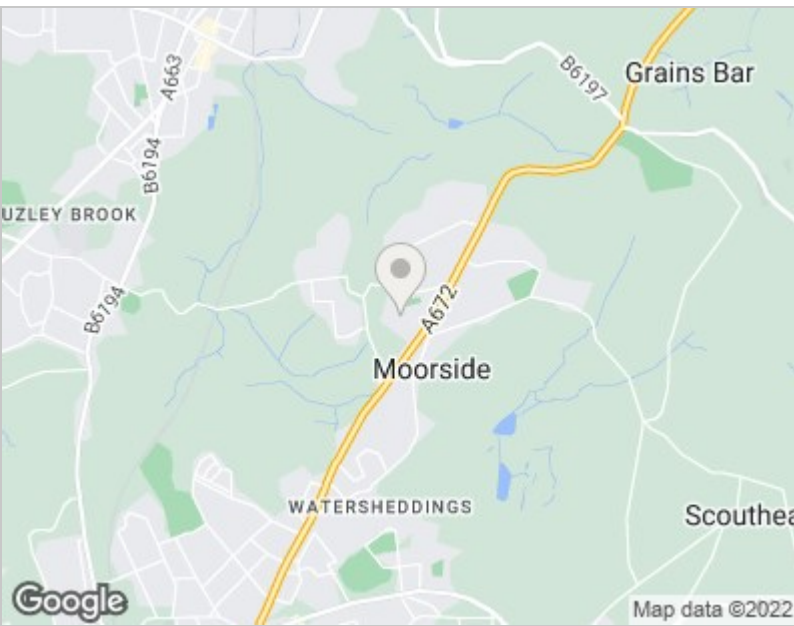
Energy Efficiency Graph



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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