

# HUNTERS<sup>®</sup>

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## Howardian Close

Hollins, Oldham, OL8 3WE

Price £425,000



- LARGE EXTENDED DETACHED
- 3 BATHROOMS
- GAS CENTRAL HEATING
- SIDE & REAR GARDEN
- FREEHOLD

- 4 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- VIEWING HIGHLY RECOMMENDED

Tel: 0161 669 4833

# Howardian Close

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Situated in a quite cul-de-sac location this extended detached family home which has been extended and updated in recent years. The internal accommodation comprises entrance hallway, large lounge, spacious kitchen diner, 2nd lounge, utility room, guest wc, 4 bedrooms (2 with En-Suites) and family bathroom. The property benefits from gas central heating and Upvc double glazing. Externally there is a driveway to the front with long garden and enclosed garden to the side and rear with lawn, patio and barbecue area. Internal viewing highly recommended.

### Entrance Hall

Radiator, stairs leading to first floor landing.

### Lounge

18'8" x 16'8" (max) (5.7m x 5.1m (max))  
Log burner style gas fire, wooden flooring, Upvc double glazed window, radiator.

### Kitchen Diner

30'6" x 10'2" (9.3m x 3.1m)  
Modern fitted wall and base units with butchers bloc work tops, tiled splashback and Belfast sink. Integrated dishwasher and wine cooler, range cooker and integrated microwave. Tiled floor, 2 x radiators, Upvc double glazed window, Bi-Fold doors leading to garden.

### 2nd Lounge

12'5" x 8'10" (3.8m x 2.7m)  
Upvc double glazed window, radiator.

### Utility Room

Wall and base units with work surface, plumbing for washing machine, radiator, door leading to rear garden.

### Guest WC

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

### Store

Door leading to side.

### Master Bedroom

14'9" x 10'9" (4.5m x 3.3m)  
Fitted wardrobes, Upvc double glazed window, radiator.

### Walk In Wardrobe

6'10" x 4'11" (2.1m x 1.5m)

### En-Suite

Walk in shower enclosure, vanity wash hand basin and low level wc. Wall and floor tiles, Upvc double glazed window, radiator.

### Bedroom 2

13'1" x 11'5" (4.0m x 3.5m)  
Fitted wardrobes, Upvc window, radiator.

### En-Suite

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

### Bedroom 3

15'4" x 9'4" (4.69m x 2.85m)  
Upvc double glazed window, radiator.

### Bedroom 4

7'11" x 7'9" (2.43m x 2.37m)  
Upvc double glazed window, radiator.

### Bathroom

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

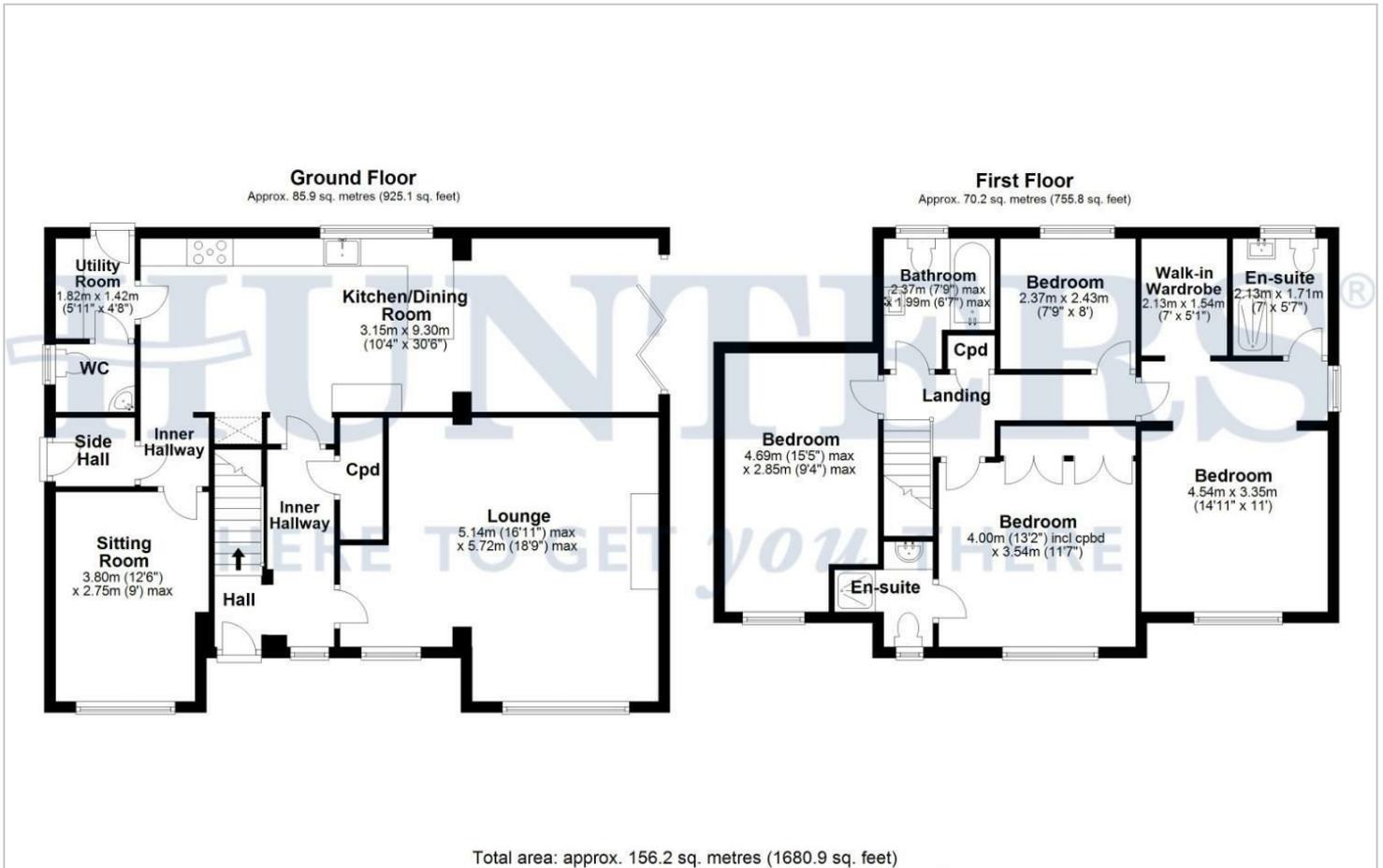
### Externally

Driveway to front and long garden area with lawn and flowerbeds, enclosed garden to the side and rear with lawn, patio, timber decking with glass balustrade and covered barbacue area ideal for entertaining.

### Material Information - Oldham

Tenure Type; FREEHOLD  
Council Tax Banding; D

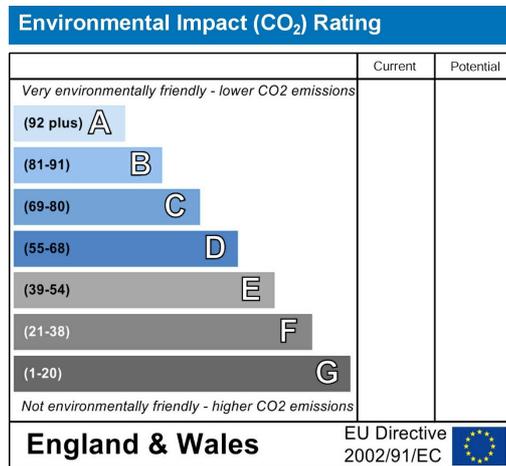
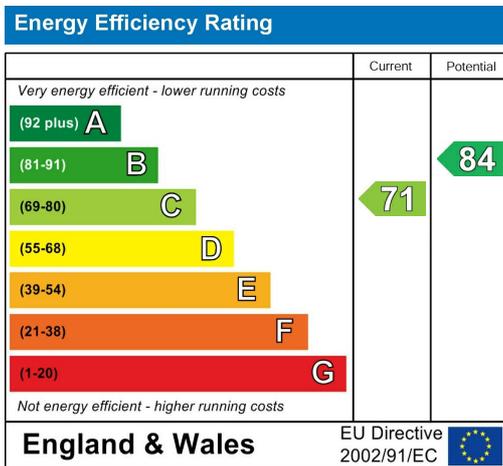
# Floorplan







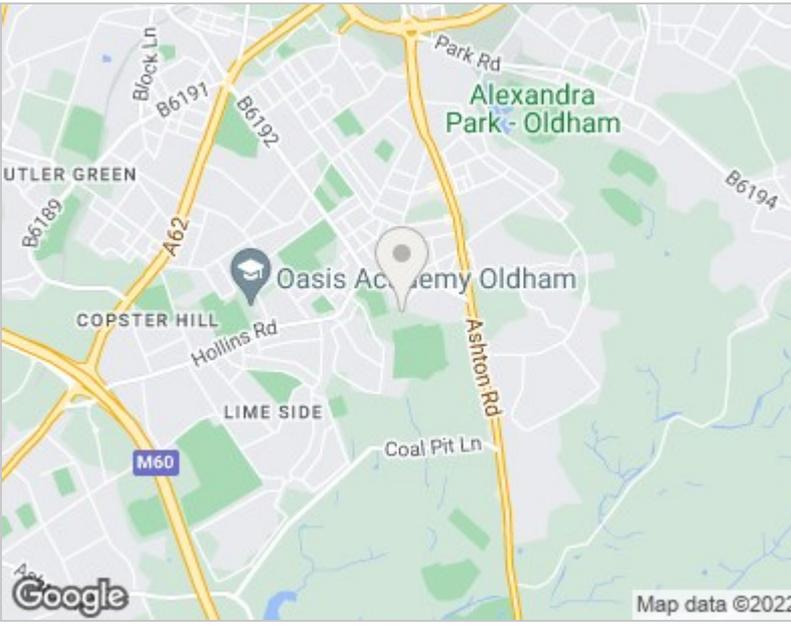
### Energy Efficiency Graph



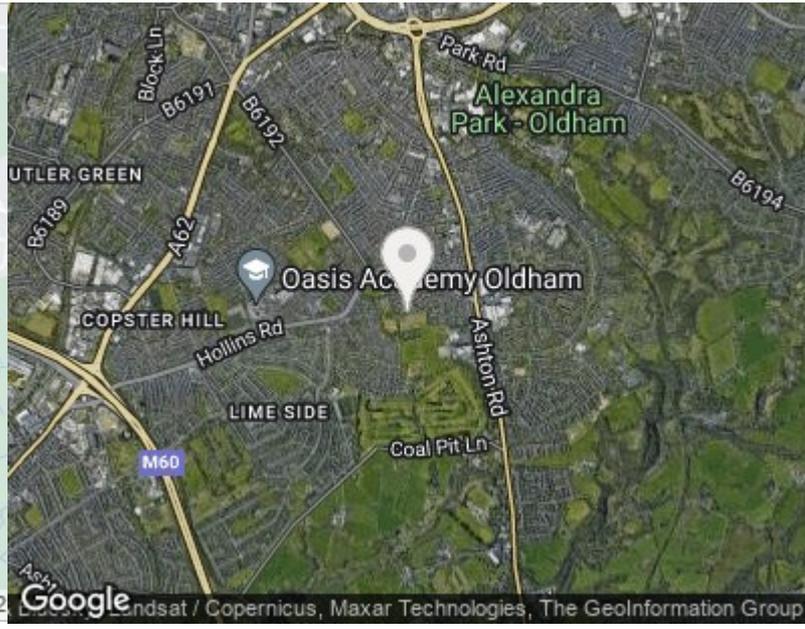
### Viewing

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



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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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