



## Bardsley Vale Avenue

Oldham, OL8 3HZ

Price £285,000



- WELL PRESENTED & MAINTAINED
- 2 BEDROOMS
- GAS CENTRAL HEATING
- SOUTH FACING REAR GARDEN
- EPC RATING C

- TRUE BUNGALOW
- SPACIOUS KITCHEN DINER
- UPVC DOUBLE GLAZING
- DRIVEWAY AND GARAGE

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Nestled in the desirable area of Bardsley Vale Avenue, Oldham, this immaculate detached bungalow offers a perfect blend of comfort and style. Spanning an approximately 871 square feet, the property has been meticulously updated and maintained, ensuring a welcoming atmosphere for its future occupants.

The location is particularly appealing, situated close to the Park Bridge Heritage Centre and the picturesque Daisy Nook Country Park, making it an ideal choice for those who appreciate nature and outdoor activities. The south-facing garden provides stunning views over the local countryside, creating a serene backdrop for relaxation or entertaining guests.

Inside, the bungalow boasts a spacious kitchen diner, perfect for family meals or social gatherings. The adjoining conservatory allows for an abundance of natural light, enhancing the overall sense of space and warmth throughout the home.

Additionally, the property features a convenient driveway and an attached garage, providing ample parking and storage options. This charming bungalow is not just a home; it is a lifestyle choice, offering both tranquillity and accessibility to local amenities.

This is a rare opportunity to acquire a beautifully presented property in a sought-after location. Do not miss the chance to make this delightful bungalow your new home. EPC Rating C

### Entrance Hallway

Composite entrance door, laminate flooring, radiator.

### Lounge

15'1" x 12'1" (4.6m x 3.7m)

Gas fire with feature surround, 2 x Upvc double glazed windows, radiator.

### Dining Kitchen

18'8" x 10'2" (5.7m x 3.1m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, hob and extractor hood. Laminate flooring, Upvc double glazed French doors to conservatory.

### Utility

7'6" x 3'3" (2.3m x 1.0m)

Plumbing for washing machine.

### Conservatory

11'9" x 8'10" (3.6m x 2.7m)

Upvc double glazed window, electric heater.

### Bedroom 1

13'9" x 11'5" (4.2m x 3.5m)

Fitted wardrobes, Upvc double glazed window, radiator.

### Bedroom 2

11'1" x 10'5" (3.4m x 3.2m)

Upvc double glazed window, radiator.

### Bathroom

Well laid out bathroom with wall and floor tiles, walk in shower, bath, vanity wash hand basin and concealed cistern wc. Upvc double glazed window, heated towel rail.

### Garage

17'0" x 8'6" (5.2m x 2.6m)

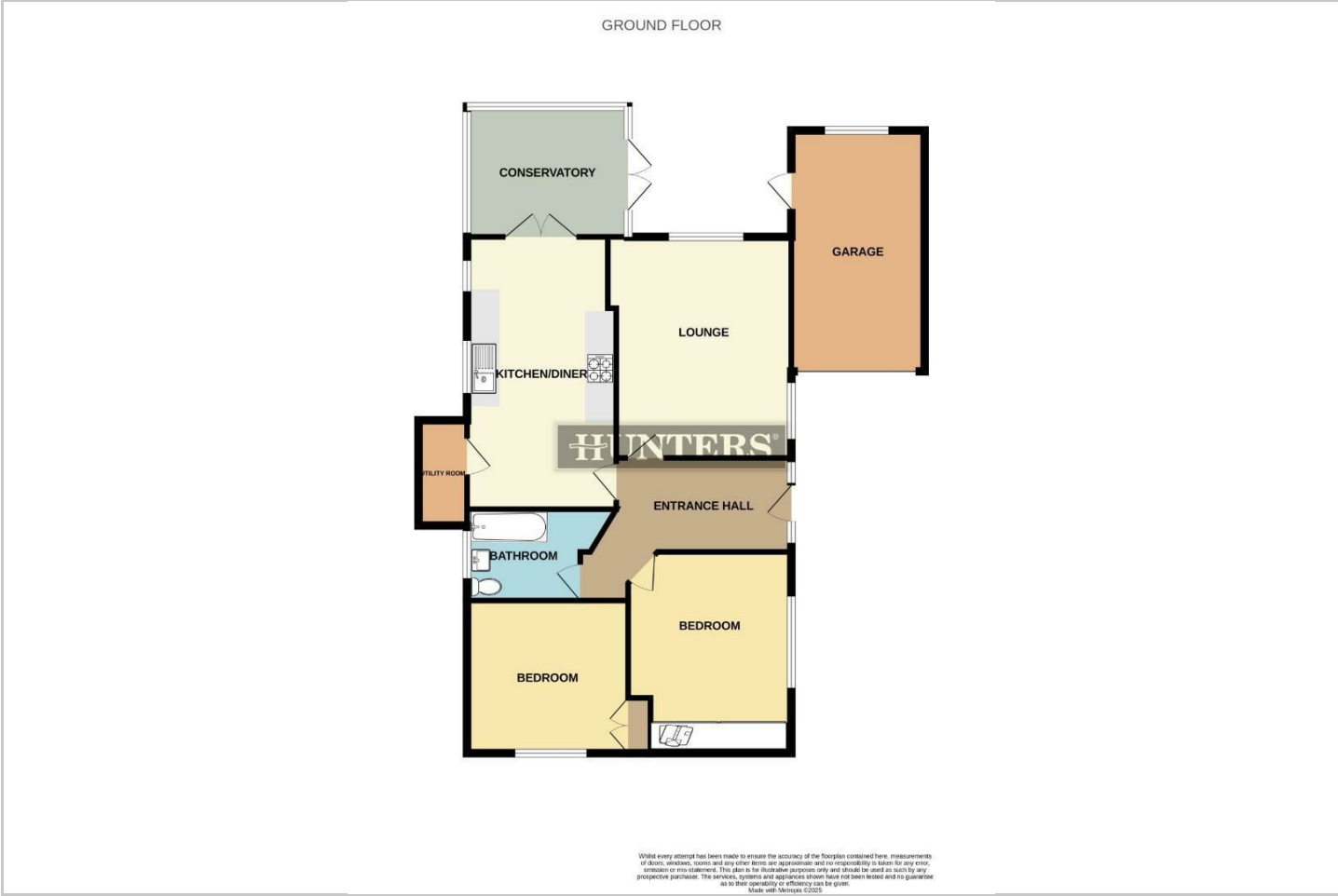
Roller shutter door to the front, pedestrian door to side leading to rear garden. Upvc double glazed window, power and lighting.

### Externally

Resin driveway to the front leading to the garage. Spacious enclosed South facing garden to the rear with views over local fields and countryside.



Floorplan



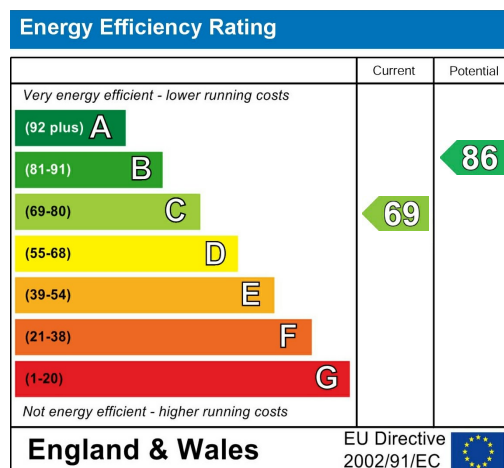








## Energy Efficiency Graph

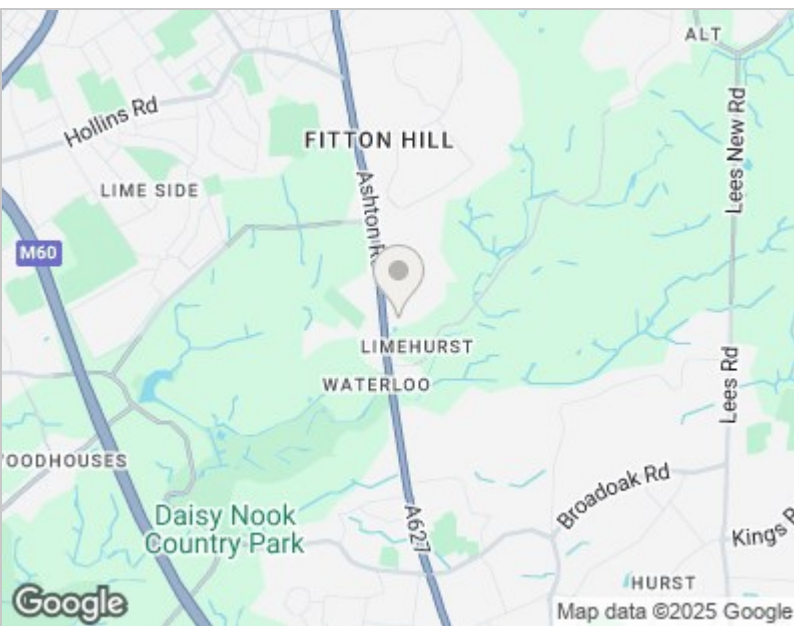


## Viewing

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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