

HUNTERS®

HERE TO GET *you* THERE



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Kensington Road

Oldham, OL8 4BZ

£525,000



- SPACIOUS DETACHED FAMILY HOME
- LARGE DUAL ASPECT LOUNG
- UPVC DOUBLE GLAZING
- GOOD SIZED REAR GARDEN
- EPC RATING C
- 4 BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GARAGE
- BLOCK PAVED DRIVEWAY

Tel: 0161 669 4833

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Oldham, OL8 4BZ

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Nestled on Kensington Road in the charming area of Oldham, Greater Manchester, this impressive detached family home offers a perfect blend of space, comfort, and convenience. Spanning approximately 1,900 square feet, the property boasts four well-proportioned bedrooms, making it ideal for families seeking room to grow.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The home features two bathrooms, ensuring ample facilities for family living. The property is equipped with gas central heating and UPVC double glazed windows, providing warmth and energy efficiency throughout the year.

One of the standout features of this residence is the good-sized enclosed rear garden, which offers a private outdoor space for children to play or for hosting summer gatherings. The block-paved driveway accommodates parking, complemented by a double garage, providing both convenience and security for your vehicles.

Situated in close proximity to Werneth Park, this home is ideal for those who appreciate green spaces and outdoor activities. With its desirable location and ample living space, this property presents an excellent opportunity for families looking to settle in a welcoming community. Do not miss the chance to make this delightful house your new home.

Entrance Porch

Upvc double glazed sliding patio door, Upvc double glazed window.

Entrance Hallway

Radiator, stairs leading to first floor landing.

Guest WC

Low level wc, wash hand basin.

Lounge

21'7" x 13'9" (6.6m x 4.2m)

Dual aspect with Upvc sliding patio doors to both the front and rear. Fire with feature surround, 2 x radiators.

Dining Area

Radiator, Sliding patio doors leading to conservatory.

Kitchen

10'9" x 9'10" (3.3m x 3.0m)

Fitted wall and base units with work surfaces and breakfast bar. Electric oven, gas hob and extractor hood. Upvc double glazed window, radiator.

Conservatory

20'11" x 8'10" (6.4m x 2.7m)

Upvc double glazed windows, 2 x Upvc doors leading to rear garden.

Utility Room

9'10" x 5'2" (3.0m x 1.6m)

Upvc double glazed window, door to rear garden.

Landing

Dual aspect with Upvc double glazed windows to both the front and rear. Radiator.

Bedroom 1

16'4" x 11'1" (5.0m x 3.4m)

Fitted wardrobes and drawers, Upvc double glazed window, radiator,

En Suite

Shower enclosure and wash hand basin.

Bedroom 2

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

Fitted wardrobes, vanity wash hand basin, Upvc double glazed window, radiator.

Bedroom 3

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

Fitted wardrobes, vanity wash hand basin, Upvc double glazed window, radiator.

Bedroom 4

9'10" x 9'6" (3.0m x 2.9m)

Upvc double glazed window, radiator.

Bathroom

9'6" x 6'6" (2.9m x 2.0m)

Corner bath with shower over and glass shower screen, wash hand basin, bidet and low level wc. Upvc double glazed window, radiator.

Double Garage

Up and Over door to the front, power and lighting.

Externally

Block paved driveway to the front along with small garden area whilst to the rear is a good sized enclosed garden.

Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 871

Leasehold Ground Rent Amount, £23.12

Council Tax Banding; E

Floorplan

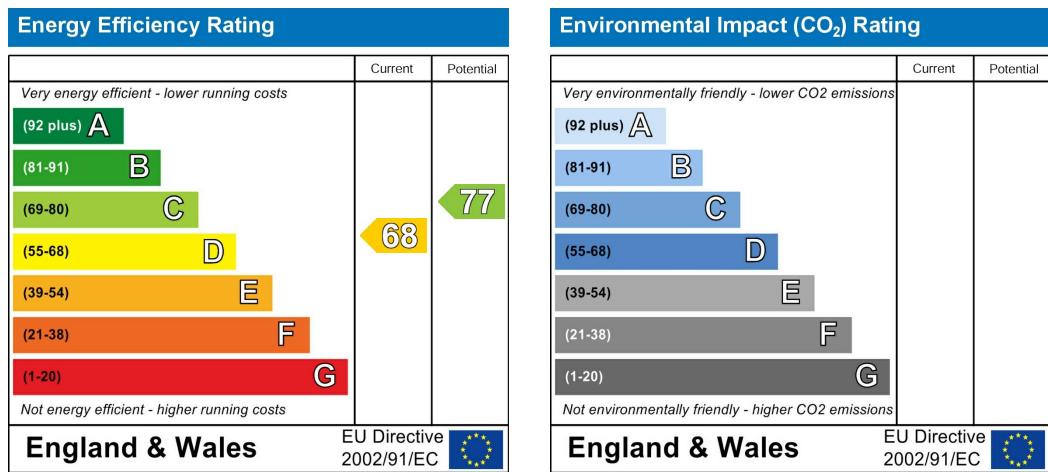




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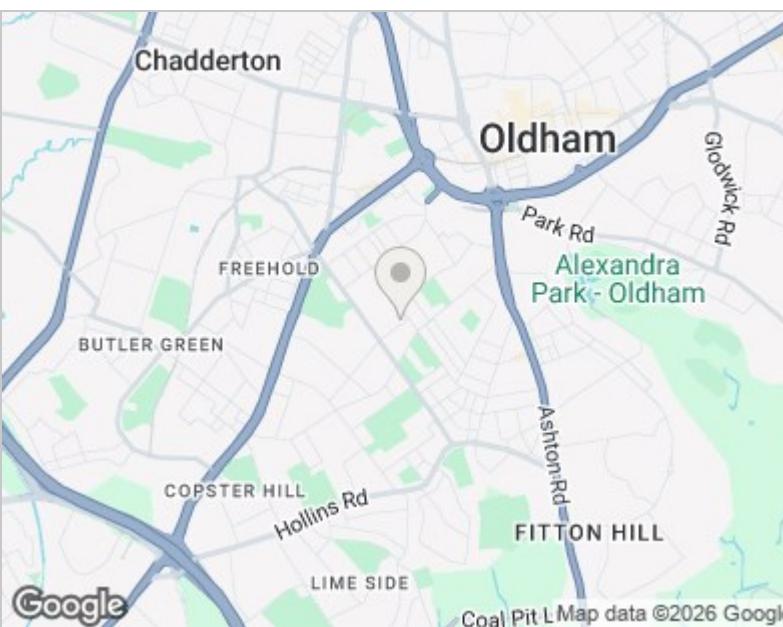
Energy Efficiency Graph



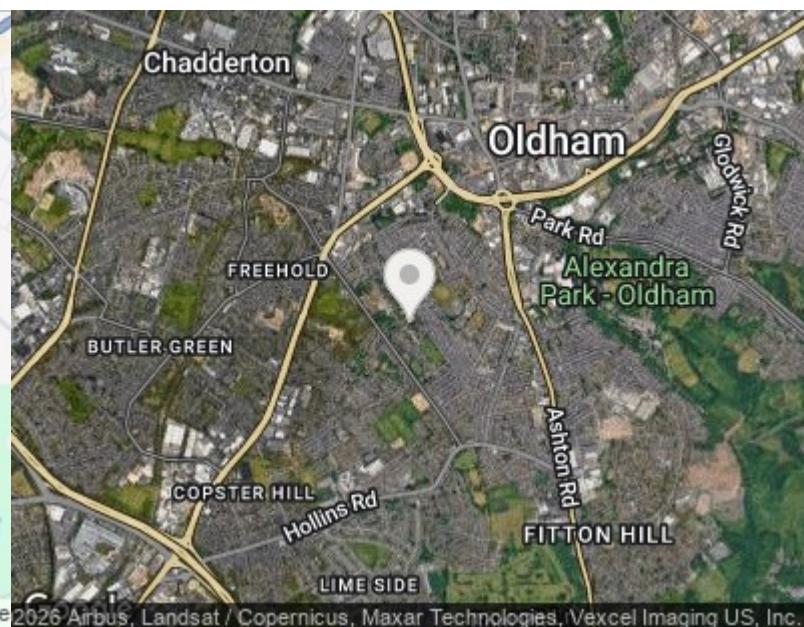
Viewing

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



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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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