



Delph Lane, Delph, Oldham,
Greater Manchester, OL3

Asking Price: £350,000

Tenure: Freehold



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Council Tax Band: C
EPC Rating: D
Local Authority: Oldham Council

Other important information which you will need to know about this property can be found at your-move.co.uk

This attractive three-bedroom semi-detached home offers an excellent opportunity for buyers seeking a well-proportioned property with generous outdoor space, off-road parking, and an attached garage. With a bright and welcoming feel throughout, the home is perfectly suited to families or those looking to step onto the property ladder in a desirable and well-connected location.

Lounge

Situated at the front of the property, the lounge is a bright and inviting space, enhanced by natural light. Well-proportioned and comfortable, it provides the perfect setting for relaxing with family or entertaining guests, with ample room for a variety of furniture layouts.

Kitchen/diner

Positioned to the rear, the kitchen/diner forms the heart of the home. Offering a sociable and functional layout, there is plenty of space for both cooking and dining. With views over the garden and direct access outside, it’s an ideal environment for family meals, entertaining, and everyday living.

Bedroom 1

A spacious and peaceful double bedroom, thoughtfully laid out to accommodate wardrobes and additional furnishings with ease. It provides a calm and comfortable retreat at the end of the day.

Bedroom 2

Another generous double bedroom, offering flexibility for use as a guest room, children’s bedroom, or additional main bedroom. Bright and well-sized, it easily adapts to suit a range of needs.

Bedroom 3

A well-proportioned single bedroom, ideal as a child’s room, home office, or hobby space. Its versatility makes it a valuable addition for modern living.

Family bathroom

Conveniently located to serve all bedrooms, the family bathroom is well presented and fitted with modern fixtures, offering a clean and functional space that is ready to use and enjoy from day one.

Rear garden

A true highlight of the home, the impressive rear garden offers an exceptional amount of space and enjoys excellent sun exposure throughout the day. Perfect for outdoor dining, entertaining, gardening, or family activities, it provides a private and enjoyable outdoor retreat rarely found with properties of this type.

Front garden and driveway

To the front, the property benefits from a garden area alongside a driveway providing off-road parking and access to the garage, creating a smart and welcoming first impression.

Garage

The attached garage provides excellent practicality, offering secure parking, storage space, or potential for further use subject to any necessary permissions.

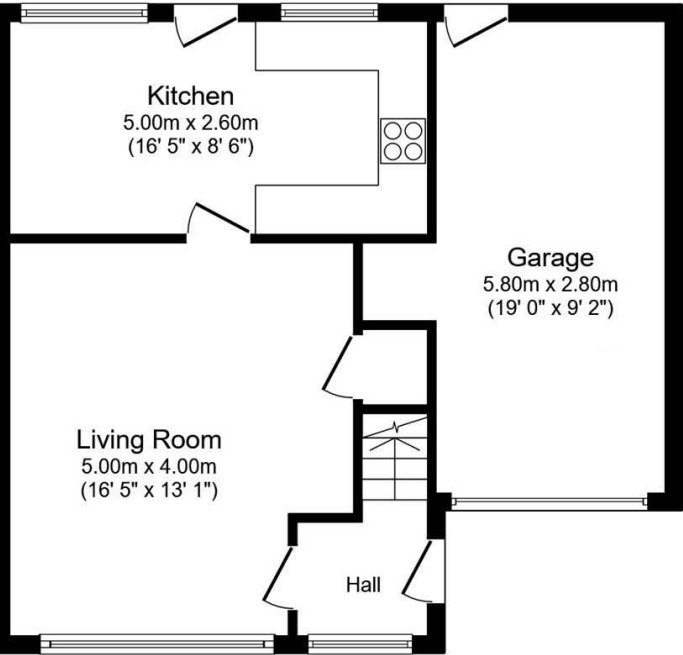
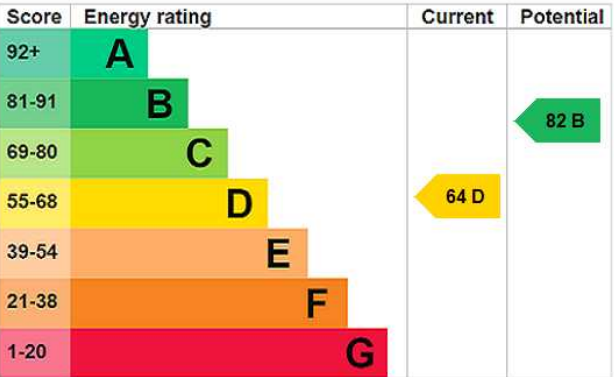
Area and local amenities

Situated within the highly regarded Saddleworth area, this home occupies a quiet and established residential position on the edge of the ever-popular village of Delph. The location offers an excellent balance of semi-rural tranquillity and everyday convenience, with open countryside, local footpaths, and access to the surrounding Pennine landscape all close at hand.

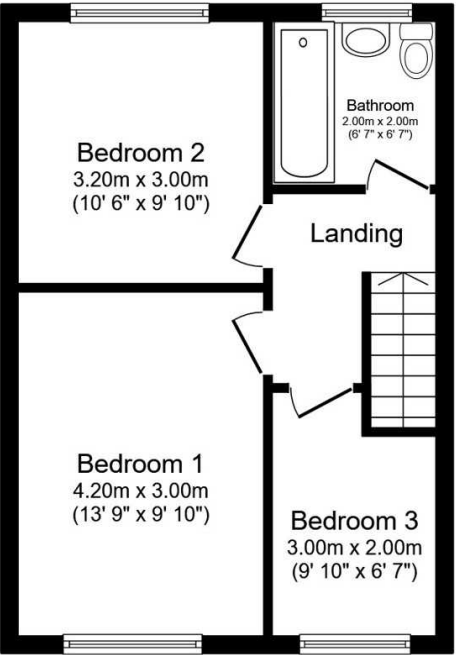
Delph village centre is within easy walking distance and provides a strong sense of community along with a range of useful amenities. These include a village store, local shops, cafés, and a number of well-regarded traditional pubs, all set amongst attractive stone buildings and historic surroundings.

For families, the property is particularly well positioned. Delph Primary School is located within the village itself and is highly regarded locally, while secondary education is served by Saddleworth School and Oldham Hulme Grammar School, both accessible within a short drive. A number of other well-performing primary schools can also be found across the Saddleworth villages.

Additional amenities can be found in Uppermill, just a short drive away, offering a



Ground Floor



First Floor

For full EPC please contact the branch.

wider selection of independent shops, bars, restaurants, and canal-side walks.

For commuters, Greenfield railway station is easily accessible by car and provides regular direct services into Manchester, making this an ideal location for those seeking a countryside setting without compromising on connectivity.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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Total floor area 93.2 sq.m. (1,003 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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