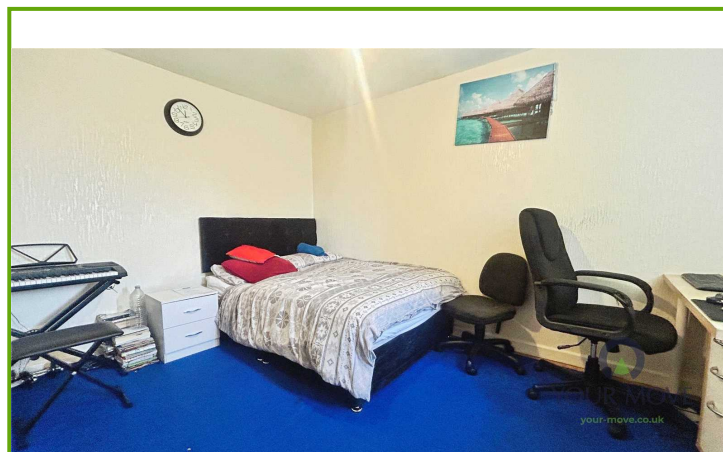
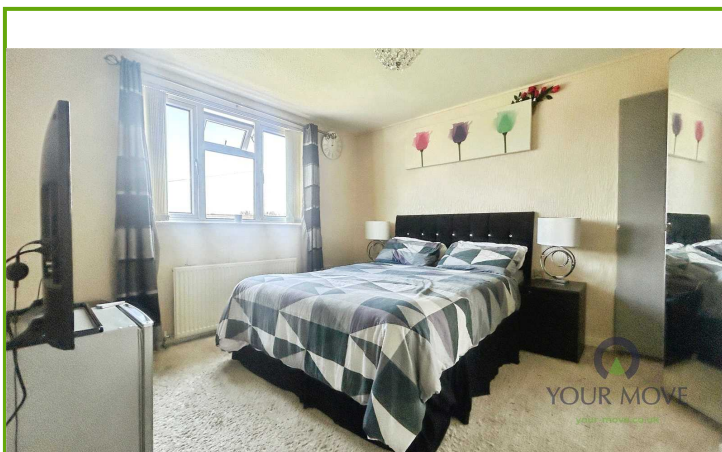
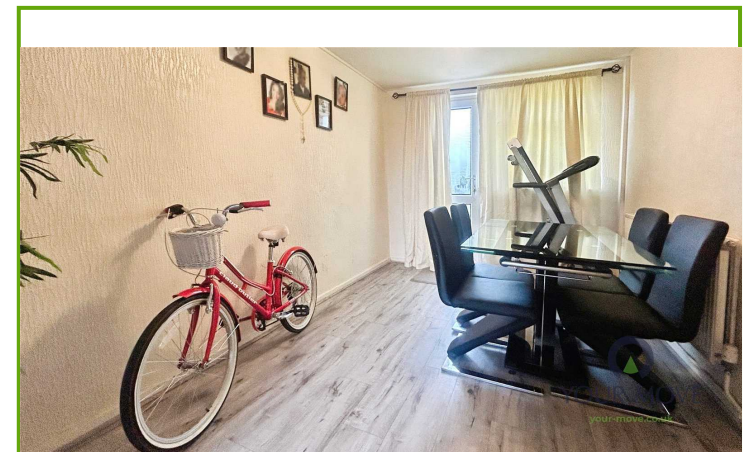
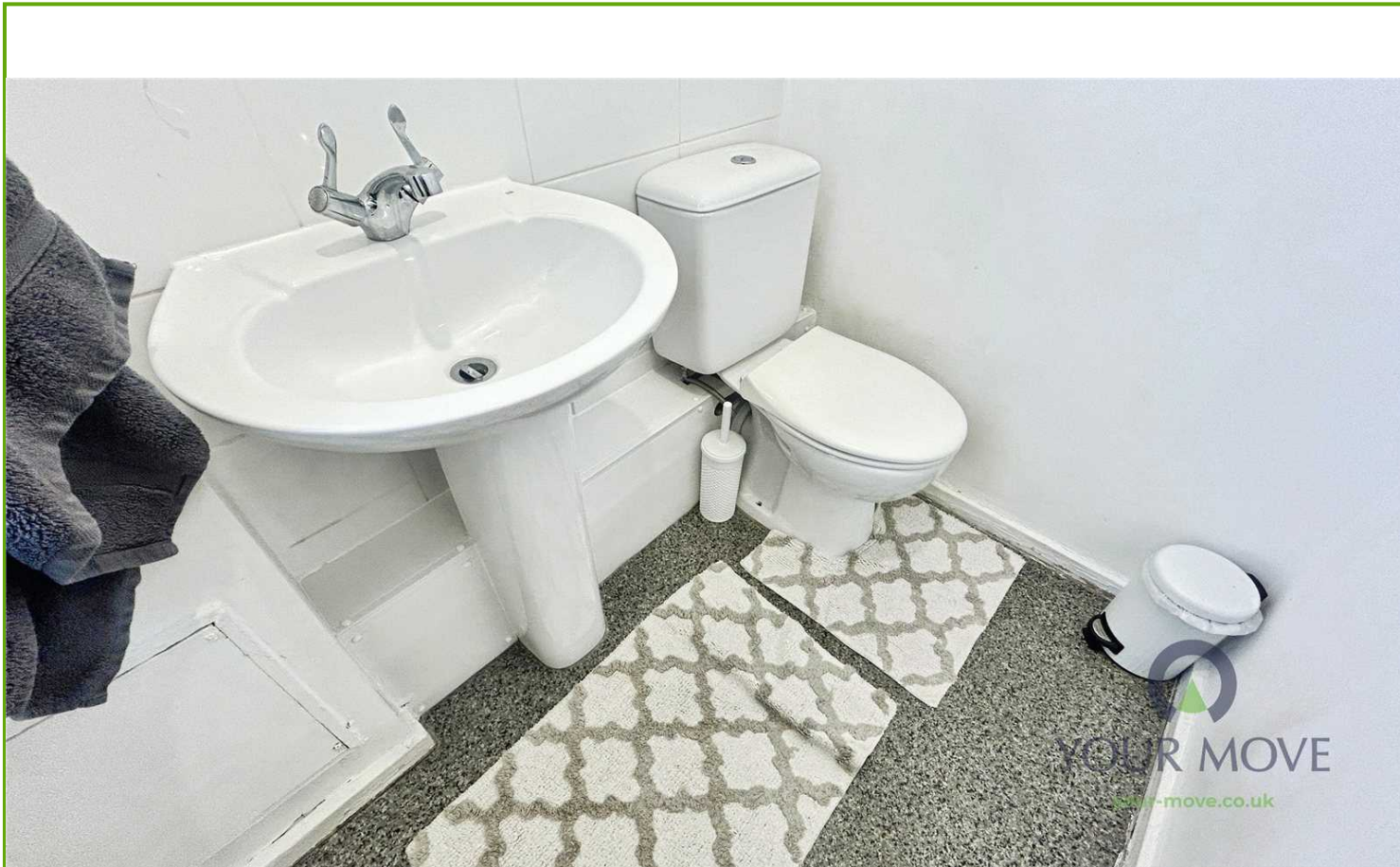
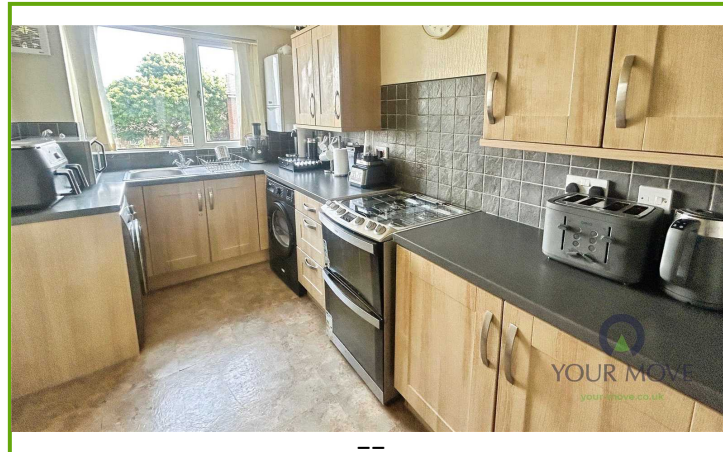
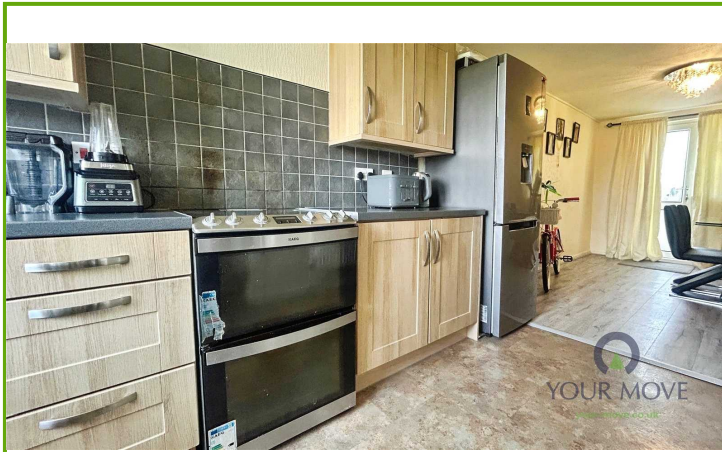




Patterdale Close, Oldham, Greater Manchester, OL1

Offers Over: £190,000

Tenure: Leasehold



your-move.co.uk

Patterdale Close, Oldham, Greater Manchester, OL1
Offers Over: £190,000 Tenure: Leasehold

Council Tax Band: A
EPC Rating: TBC
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 spacious four-bedroom mid-terrace property offers well-proportioned accommodation throughout and is perfectly suited to growing families. Combining generous living space, practical features, and attractive outdoor areas, the home provides a fantastic opportunity for those seeking comfortable family living.

Upon entering the property, you are welcomed by an entrance hallway which leads to the main living accommodation. To the left is the impressive kitchen diner, extending the full...

Entrance Hall
The welcoming entrance hallway provides access to the ground floor accommodation and creates an inviting first impression. Offering space for coats and shoes, it serves as the central point connecting the main living areas of the home.

Kitchen/Diner
26'8" x 7'9" (8.13m x 2.36m)
Occupying the full length of the property, the spacious kitchen diner is undoubtedly the heart of the home. With ample room for a range of kitchen units, appliances, and a large dining table, this versatile space is perfect for everyday family life, entertaining guests, and social gatherings. The generous proportions create a bright and practical environment with plenty of potential to tailor to individual tastes.

Lounge
13' x 10'8" (3.96m x 3.25m)
Situated to the front of the property, the lounge is a comfortable and well-proportioned reception room, providing the ideal setting for relaxation. With space for a range of furniture,

it offers a cosy retreat for quiet evenings while remaining large enough to accommodate family and friends.

Downstairs WC
Conveniently located on the ground floor, the WC provides added practicality for modern family living and is particularly useful when entertaining guests.

Bedroom 1
13' x 9'5" (3.96m x 2.87m)
A spacious double bedroom offering plenty of room for a large bed and additional bedroom furniture. This comfortable room provides a peaceful setting and serves as an excellent principal bedroom.

Bedroom 2
10'8" x 10'7" (3.25m x 3.23m)
Another generous double bedroom, ideal for family members or guests. The room offers flexibility in layout and benefits from ample space for wardrobes and storage solutions.

Bedroom 3
13' x 9'8" (3.96m x 2.95m)
A well-sized double bedroom that could comfortably accommodate a variety of furniture arrangements. Suitable as a bedroom, guest room, or even a hobby space, it offers excellent versatility.

Bedroom 4
9'11" x 9'8" (3.02m x 2.95m)
A practical single bedroom that would make an ideal child's room, nursery, dressing room, or home office, depending on the needs of the new owner.

Family bathroom
8'9" x 7'8" (2.67m x 2.34m)
The family bathroom is conveniently positioned to serve all four bedrooms and provides a functional space for the household's daily needs.

Rear Garden
The generous rear garden is predominantly laid to lawn, providing an excellent outdoor space for children to play, summer entertaining, or simply enjoying the outdoors. Its size makes it a fantastic extension of the living accommodation during the warmer months.

External storage
An attached external storage area offers valuable additional space for garden tools, outdoor furniture, bicycles, and other household items, helping to keep the main living areas clutter-free.

Area and local amenities
Situated within a popular residential area on the outskirts of Oldham town centre, the property benefits from a convenient location that is well suited to families, first-time buyers, and commuters alike. A variety of local shops, convenience stores, supermarkets,

takeaways, and everyday services can be found nearby, while Oldham town centre offers a wider selection of retail outlets, supermarkets, restaurants, cafés, bars, and leisure facilities. Residents can also enjoy easy access to nearby parks and open green spaces, providing excellent opportunities for outdoor recreation and family walks.

The area is particularly attractive for families due to the range of educational facilities available within close proximity. Several well-regarded primary and secondary schools serve the surrounding neighbourhood, while further education opportunities can be found at nearby colleges and training centres. In addition, a variety of sports clubs, leisure centres, and community facilities are located nearby, helping to create a strong sense of community and providing activities for all ages throughout the year.

For those needing to commute, the location offers excellent transport connections. The nearby Metrolink network provides direct access to Oldham town centre, Manchester city

For full EPC please contact the branch.

