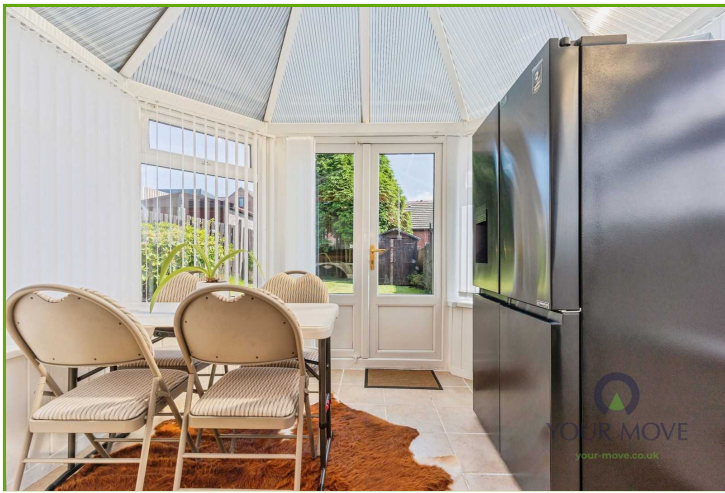
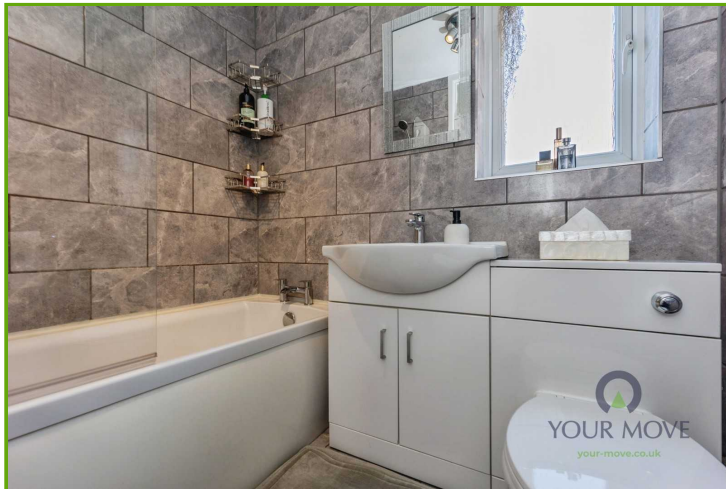




Erlesmere Close, Oldham, OL4

Asking Price: £200,000

Tenure: Freehold



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Erlesmere Close, Oldham, OL4
Asking Price: £200,000 Tenure: Freehold
Council Tax Band: A EPC Rating: D Local Authority: Oldham Council

Beautifully presented throughout and finished to a modern standard, this attractive two-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, young families, downsizers, or investors. Benefiting from a driveway, attractive front garden, conservatory, and a generous rear garden with both lawn and patio areas, this is a home that effortlessly combines comfort, practicality, and contemporary living.

Living Room
11'9" x 11'7" (3.58m x 3.53m)
A bright and welcoming front-facing reception room, beautifully presented with modern décor and a large window allowing plenty of natural light to fill the space. Offering ample room for comfortable seating, this is the perfect setting for relaxing with family or entertaining guests.

Kitchen
13'7" x 8'7" (4.14m x 2.62m)
Situating to the rear of the property, the modern kitchen is fitted with a range of contemporary units and work surfaces, providing excellent storage and preparation space. Overlooking the rear garden, it offers both practicality and style for everyday living.

Conservatory
11' x 9'7" (3.35m x 2.92m)
A fantastic addition to the home, the conservatory provides a versatile living space with pleasant views over the garden. Ideal as a dining area, second sitting room, home office or garden room, it creates a seamless connection between the house and outdoor space.

Bedroom 1
11'9" x 9'8" (3.58m x 2.95m)
A generously proportioned double bedroom positioned to the front of the property. Beautifully presented and flooded with natural light, there is ample space for a double bed and additional bedroom furniture, creating a comfortable and relaxing retreat.

Bedroom 2
11'9" x 8'10" (3.58m x 2.7m)
A spacious second double bedroom overlooking the rear garden. Well presented and versatile, this room offers plenty of space for furnishings and could also accommodate a home working area if required.

Family bathroom
The modern family bathroom is fitted with a contemporary suite comprising bath with shower over, wash hand basin and WC. Finished in neutral tones, it provides a stylish and functional space for everyday use.

Front garden and driveway
The property benefits from an attractive front garden and a private driveway providing convenient off-road parking. Together they create excellent kerb appeal and a welcoming first impression.

Rear garden
A generous and well-maintained outdoor space featuring both a lawn and patio area. Perfect for outdoor dining, entertaining guests or simply relaxing during the warmer months, the garden offers an ideal balance of practicality and enjoyment.

Area and local amenities
Situating in a popular residential setting, the property is ideally placed for easy access to a wide range of everyday amenities. Local shops, convenience stores, takeaways and essential services are available within a 5-minute drive, while larger supermarkets can be reached in 10 minutes. Oldham town centre is 10 minutes away by car, providing an extensive choice of high-street retailers, independent shops, cafés, restaurants, leisure facilities and everyday services.

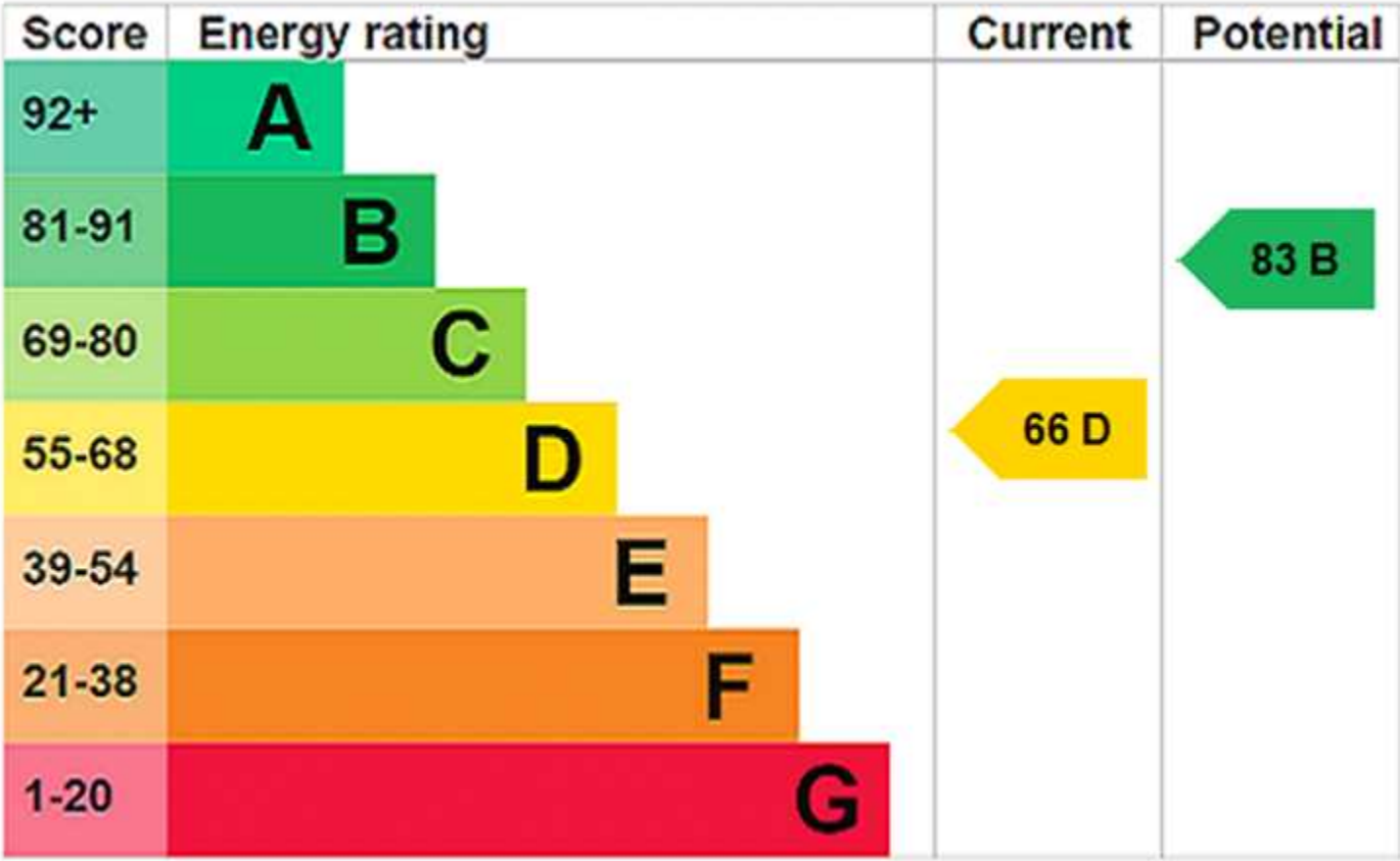
The location is particularly appealing to families, with a selection of schools and educational facilities close by. St Thomas Moorside CofE Primary School is 2 minutes by car, while Hodge Clough Primary School is 3 minutes away. Waterhead Academy is 5 minutes by car, giving families a choice of educational options within easy reach. Local parks, playing fields and recreational facilities are also readily accessible, providing plenty of opportunities for outdoor activities and family days out.

For commuters, the property benefits from convenient access to the surrounding road network, with routes towards Oldham, Ashton-under-Lyne and Manchester easily accessible. Greenfield railway station is 10 minutes by car, providing rail connections towards Manchester and beyond. The beautiful Saddleworth countryside is 15 minutes by car, while Tandle Hill Country Park is 10 minutes away, offering scenic walking routes, open green space and a fantastic setting for enjoying the outdoors. The location therefore offers an excellent balance of convenient amenities, transport links and countryside on the doorstep.

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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.

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



For full EPC please contact the branch.

