



## 5 Simkin Way , Oldham, OL8 2TH

**Offers Over £330,000**



FOUR BEDROOM \* DETACHED FAMILY HOME \* CONSERVATORY \* EN-SUITE \* GARAGE \* POPULAR RESIDENTIAL LOCATION

Cousins Estate Agents are delighted to offer for sale this spacious and well-presented four-bedroom detached family home, situated on the highly sought-after Simkin Way in Oldham.

Occupying an enviable position within a popular residential development, this impressive property provides approximately 1,259 sq. ft. of versatile living accommodation, making it an ideal choice for growing families.

The ground floor briefly comprises an inviting entrance hall, a convenient downstairs WC, a spacious lounge opening into a dining area, creating the perfect environment for both everyday family life and entertaining. The fitted kitchen offers ample storage and workspace, whilst the additional snug/family room provides flexible accommodation that could be



**FRONT**

**LOUNGE 14'9" x 11'6" (4.50 x 3.51)**

**DINING ROOM 10'3" x 9'0" (3.13 x 2.75)**

**CONSERVATORY 14'1" x 16'2" (4.30 x 4.95)**

**KITCHEN 10'3" x 10'7" (3.13 x 3.23)**

**OFFICE/BEDROOM 9'7" x 8'0" (2.94 x 2.45)**

**DOWNSTAIRS WC**

**BEDROOM ONE 12'3" x 11'9" (3.74 x 3.59)**

**ENSUITE**

**BEDROOM TWO 12'0" x 8'4" (3.66 x 2.56)**

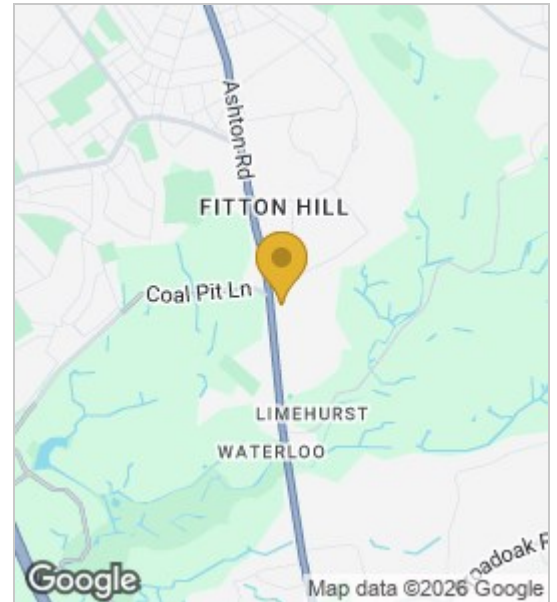
**BEDROOM THREE 8'7" x 7'11" (2.64 x 2.42)**

**BEDROOM FOUR 8'7" x 7'10" (2.64 x 2.40)**

**BATHROOM**

**REAR GARDEN**

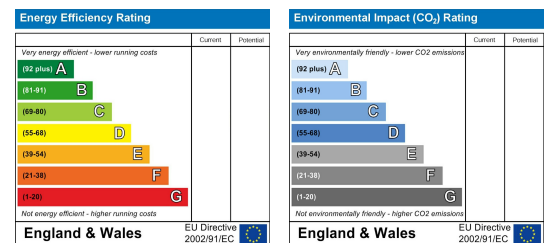
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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