



Huddersfield Road, Oldham, OL4 4AG

Price £219,950

Situated in the highly desirable area of Scouthead, this deceptively spacious two-bedroom mid-stone cottage offers a perfect blend of character, comfort, and breathtaking natural surroundings. Boasting stunning open views and easy access to countryside walks, including the picturesque Stinesdale Country Park just a short distance away, this home is ideal for those who appreciate both tranquility and convenience.

Stepping inside, the entrance vestibule leads into a beautifully presented lounge featuring a charming log burner, creating a warm and inviting atmosphere. The well-appointed kitchen/diner provides ample space for cooking and dining, offering a stylish and practical heart to the home. Upstairs, two well-proportioned bedrooms provide comfortable accommodation, while the modern bathroom completes the first floor with contemporary fittings and a relaxing ambience.

Externally, the property benefits from a forecourt garden to the front, adding to its charming curb appeal. To the rear, the enclosed garden is a true highlight, offering a private and peaceful outdoor space with a mix of lawn, artificial lawn, and a raised decking seating area—perfect for entertaining or unwinding. Not being overlooked at the rear enhances the sense of seclusion, making this garden a delightful retreat.

With its idyllic location, spacious interior, and charming features, this beautiful cottage offers the perfect blend of countryside living and modern convenience. **Viewing Highly Recommended**



GROUND FLOOR

Entrance Vestibule

Door to front, two double glazed windows to side, door leading to:

Lounge

16'10" x 12'0" (5.13m x 3.67m)

Double glazed window to front, feature inglenook fireplace with log burner, radiator, door leading to:

Kitchen/Diner

15'0" x 15'1" (4.58m x 4.61m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for range style cooker, three double glazed windows to rear, stairs leading to first floor, door leading to:

Rear Porch

Two double glazed windows to side, door leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

14'8" x 15'1" (4.46m x 4.61m)

Three double glazed windows to rear, radiator.

Bedroom 2

10'6" x 12'0" (3.20m x 3.67m)

Double glazed window to front, radiator.

Bathroom

6'0" x 7'8" (1.83m x 2.33m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, radiator.

OUTSIDE

Forecourt garden to the front. Enclosed green to the rear with small lawn and artificial lawn areas and raised decked seating area, benefits from not being overlooked to the rear.

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