



## Simkin Way, Oldham, OL8 2TH

Offers in the region of £440,000

This beautifully presented four bedroom detached family home is situated in the ever-popular Bardsley area of Oldham, a highly regarded residential location offering excellent access to both Oldham and Ashton-under-Lyne, as well as a range of local amenities, well-regarded schools, and transport links. Ideal for the growing family, the property offers generous and versatile living space.

Upon entering, the welcoming hallway leads through to a spacious and inviting living room, perfect for relaxing evenings. There is a separate dining room providing an ideal space for family meals and entertaining guests, while the conservatory to the rear allows for an abundance of natural light and offers a peaceful outlook over the garden. The well-appointed kitchen is fitted with a range of modern units and ample worktop space, complemented by a separate utility room which adds practicality and additional storage. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, the property continues to impress with four well-proportioned bedrooms, all offering comfortable living space. The main bedroom benefits from its own en-suite shower room, providing a private retreat, while the remaining bedrooms are served by a contemporary family bathroom finished with quality fixtures and fittings.

Externally, the property enjoys strong kerb appeal with a driveway to the front providing ample off-road parking, alongside a well-maintained garden area. To the rear, there is an enclosed garden designed with both relaxation and entertaining in mind, featuring a paved patio seating area, well-kept lawn, and a versatile garden room.

This is a superb opportunity to acquire a spacious, stylish, and well-maintained family home in a desirable and convenient location, offering flexible accommodation to suit a variety of modern lifestyles.



## GROUND FLOOR

### Entrance Hall

Door to:

### Living Room

14'10" x 11'6" (4.52m x 3.51m)

Bay window to front, door to:

### Dining Room

10'2" x 9'1" (3.10m x 2.78m)

Radiator, double door, door to:

### Kitchen

11'2" x 8'10" (3.40m x 2.70m)

Door to:

### Toilet

Radiator.

### Hall

Open plan, door to:

### Utility

6'4" x 7'10" (1.93m x 2.39m)

### Conservatory

Two windows to side, two windows to rear, window to front, double door, door to:

### Garage

Up and over door.

### Anex

Two windows to front, double door.

## FIRST FLOOR

### Landing

Stairs.

### Bedroom 1

14'10" x 7'9" (4.52m x 2.37m)

Window to front, door to:

### En-suite

Window to front, radiator.

### Bedroom 2

10'10" x 7'9" (3.30m x 2.37m)

Window to rear, radiator, door to:

### Bedroom 3

8'7" x 6'7" (2.62m x 2.00m)

Window to rear, radiator, door to:

### Bedroom 4

11'11" x 8'4" (3.62m x 2.54m)

Door to:

### Bathroom

Window to rear, door to:

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Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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