

Wimberry Close
Oldham, OL3 7FL

Offers over £440,000

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Set within a peaceful cul-de-sac in the highly regarded Greenfield area, this impressive four bedroom semi-detached home offers generous and versatile accommodation arranged over three floors, making it an excellent choice for modern family living.

Perfectly positioned for convenience, the property is within easy walking distance of Greenfield train station, with popular schools, local amenities and an abundance of scenic countryside walks all close at hand. The combination of a quiet residential setting and excellent connectivity makes this an appealing home for families and commuters alike.

The welcoming entrance hall leads into a spacious kitchen/diner, providing an excellent hub for everyday family life and entertaining, together with a useful utility room and ground floor WC. The first floor offers a spacious lounge, enhanced by French doors opening onto a Juliet balcony, creating a bright and airy feel. There is also a well-proportioned bedroom and family bathroom on this level.

The second floor provides three further bedrooms, including a principal bedroom with the added benefit of a private en-suite shower room.

Externally, the property continues to impress with a forecourt garden to the front, together with a garage and dedicated parking space. To the rear is an enclosed garden designed for ease of maintenance, featuring a paved patio and decorative stone area, providing a pleasant space for outdoor seating and entertaining.

A superb opportunity to acquire a spacious and versatile family home in a sought-after Greenfield location, offering excellent transport links, attractive surroundings and convenient access to both everyday amenities and the countryside.







GROUND FLOOR

Hall 4'1" x 6'6" (1.24m x 1.98m)
Door to front, double glazed window to front, door to storage cupboard, radiator, stairs leading to first floor, doors leading to:

Kitchen/Diner 21'5" x 11'7" (6.53m x 3.53m)
Fitted with a matching range of base and eye level units with worktop space over, isn't sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, integrated dishwasher, built-in oven, built-in hob with extractor hood over, two double glazed windows to front, double glazed window to rear, double glazed window to side, door to storage cupboard, radiator, door leading out to rear garden.

Utility 7'11" x 6'2" (2.41m x 1.88m)
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 tumble dryer, double glazed window to rear.

WC
Two piece suite comprising, pedestal wash hand basin and low-level WC, radiator.

FIRST FLOOR

Landing
Double glazed window to front, stairs leading to first floor, doors leading to:

Lounge 13'0" x 11'7" (3.96m x 3.54m)
Double glazed window to side, two double glazed windows to rear, radiator, double glazed French doors opening to Juliette balcony.

Bedroom 3 8'1" x 11'7" (2.46m x 3.54m)
Two double glazed windows to front, radiator.

Bathroom 8'8" x 6'2" (2.64m x 1.87m)
Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, door to storage cupboard, radiator.

SECOND FLOOR

Landing 11'11" x 6'3" (3.63m x 1.91m)
Double glazed window to front, radiator, doors leading to:

Bedroom 1 13'1" x 11'7" (3.98m x 3.54m)
Three double glazed windows to rear, radiator, door leading to:

En-suite 2'7" x 7'3" (0.80m x 2.20m)
Three piece suite comprising, pedestal wash hand basin, tiled shower area and low-level WC, double glazed window to side.

Bedroom 2 8'0" x 11'7" (2.45m x 3.54m)
Three double glazed windows to front, radiator.

Bedroom 4 9'0" x 7'6" (2.74m x 2.29m)
Two double glazed windows to rear, radiator.

OUTSIDE
Forecourt garden to the front and driveway to the side in front of garage. Enclosed garden to the rear with paved patio and decorative stone area.

Garage 17'2" x 9'0" (5.23m x 2.74m)
Up and over door to front, access door to the side.

DISCLAIMER
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/her self 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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REACH FOR THE STARS GIVE FOR EVERY MOMENT
DANCE LIKE NO ONE IS WATCHING SING LIKE NO ONE'S LISTENING
LOVE LIKE THERE IS NO TOMORROW FOLLOW YOUR DREAMS LAUGH SMILE
FAMILY
THE HALL FAMILY


WILLIAM MORRIS



Ground Floor

Approx. 53.0 sq. metres (571.0 sq. feet)



Total area: approx. 125.4 sq. metres (1349.3 sq. feet)



