



23 Croft Brow Oldham, OL8 3AJ

Set within the highly sought-after Garden Suburb area of Oldham, this charming 3/4 bedroom property offers spacious and versatile living, ideal for families seeking a characterful home with excellent connectivity. The ground floor boasts a welcoming porch and entrance hallway, leading to a comfortable lounge, a separate dining room, and a bright conservatory that overlooks the rear garden. The open-plan kitchen and breakfast area provides a practical and sociable space, perfect for daily family living. To the first floor are three generously sized bedrooms, with the third bedroom offering access to a converted loft space, previously utilised as a fourth bedroom. A modern family bathroom completes the upstairs accommodation. Externally, the property benefits from a driveway to the front, while the rear garden is well-maintained and enjoys plenty of sunlight throughout the day—ideal for outdoor entertaining, family activities, or simply relaxing. Located on a peaceful, tree-lined street, this home enjoys the character and community feel that Garden Suburb is renowned for, while also offering excellent convenience

3 bedrooms

Separate lounge / dining room

NO CHAIN

Rear garden

Loft room

Conservatory

Driveway

Kitchen / diner

Offers Over £260,000

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Lounge 14' 8" x 11' 4" (4.46m x 3.45m)

Feature fireplace. Wooden floorboards.

Dining Room 12' 6" x 11' 11" (3.81m x 3.64m)

Feature fireplace. Doors to the conservatory.

Conservatory 16' 6" x 8' 1" (5.04m x 2.46m)

Large room to the rear of the property allowing enjoyment of the garden whilst sheltered from the elements. Electric heater. Wall lights. Door to kitchen.

Kitchen/Breakfast Room 12' 8" x 5' 7" (3.85m x 1.70m)

This kitchen has been extended to provide more space. Fitted with base and wall cabinets. Slot in cooker with extractor above. Space for washing machine and dishwasher. Boiler cupboard and under stairs storage. Space for breakfast bar or table.

Bedroom 1 12' 7" x 12' 0" (3.83m x 3.65m)

To the rear elevation

Bedroom 2 12' 11" x 9' 7" (3.93m x 2.93m)

To the front elevation with built in wardrobes / storage.

Bathroom 9' 3" x 6' 0" (2.82m x 1.84m)

P shaped panel bath with shower above and glass screen. Traditional shower head and taps. Pedestal wash hand basin and w/c. Heated towel rail. Modern tiles to the walls.

Bedroom 3 8' 1" x 5' 7" (2.47m x 1.71m)

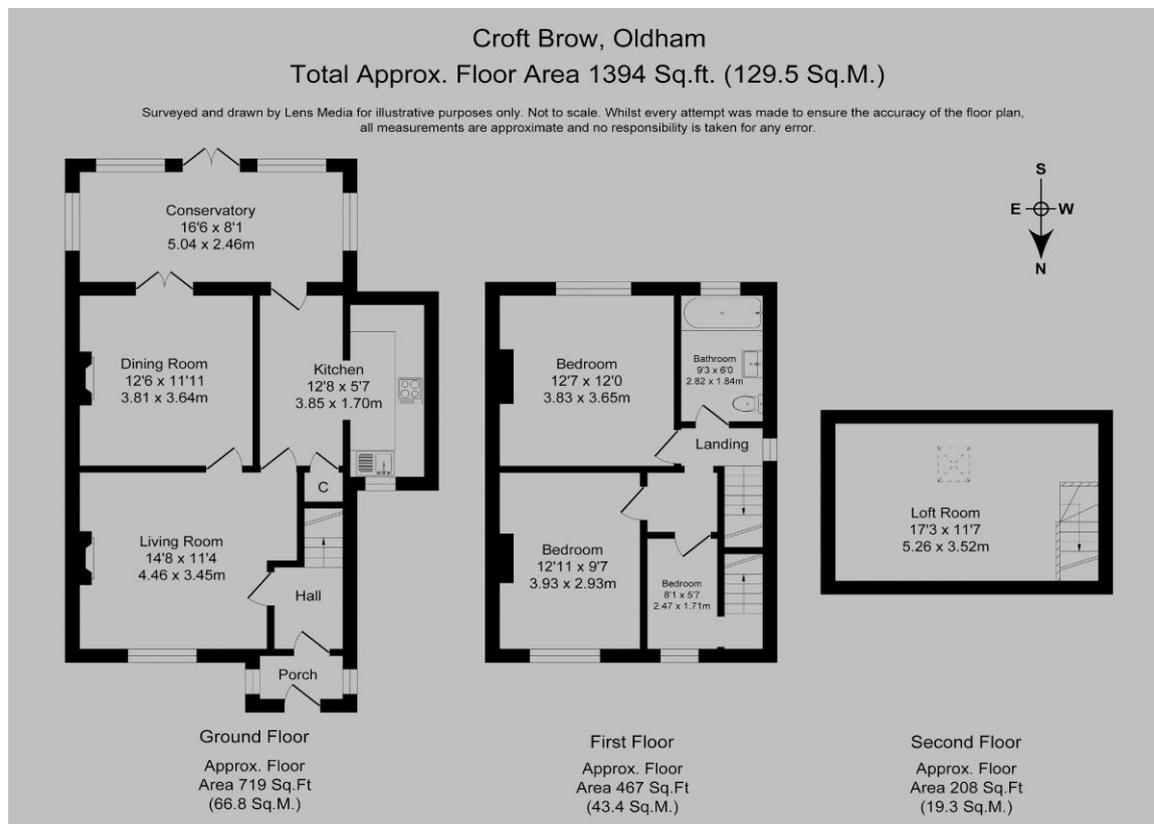
This room has the stairs to the large loft room and would make a great study or walk through wardrobe as an extension of the upper room.

Loft room 17' 3" x 11' 7" (5.26m x 3.52m)

Previously used as a 4th bedroom, this spacious room has storage and a large skylight.

Tenure

Leasehold with 925 years remaining. Amount of ground rent to be confirmed.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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