



## 7 Woodford Avenue Oldham. OL2 8HJ

Beautifully maintained and move-in ready, this stylish 3-bedroom semi-detached home is tucked away in a peaceful cul-de-sac. The spacious interior includes a bright lounge and a stunning open-plan kitchen/dining/living area with French doors to the garden — perfect for family living and entertaining. A versatile ground-floor room offers space for a home office or utility. Upstairs boasts three generous bedrooms (two with fitted wardrobes) and a modern family bathroom with built-in storage. Outside, enjoy a paved driveway, landscaped rear garden with patio, lawn, and raised deck, plus an attached garage with power. A true turnkey home — early viewing is a must!

**3 bedrooms**

**Open plan living**

**Modern fitted kitchen**

**Garage**

**Driveway**

**Fitted wardrobes**

**Home office/ toy room**

**Modern fitted bathroom**

**£324,950**

## Entrance Hall

Welcoming entrance with Karn Dean flooring and a side window. Doors leading to kitchen and lounge. Stairs to the first floor accommodation.

## Lounge 18' 6" x 10' 6" (5.64m x 3.20m)

Bright lounge with feature fireplace and marble surround.

## Kitchen 8' 0" x 17' 7" (2.43m x 5.37m)

White gloss handle-less base and wall cabinets with contrasting worktops. Integrated double oven and hob. Plumbed for an automatic washing machine. space for free standing appliances. Open to the dining area of the open plan living space.

## Lounge/Diner 17' 7" x 8' 0" (5.37m x 2.43m)

To the rear of the property, the main living has been extended to create a welcoming space for all the family to enjoy. Room for a dining table and seating. French doors open to the garden and patio framed by plantation shutters. Skylight and rear window make it a lovely bright space. Door to the side exit.

## Office / Playroom 5' 6" x 8' 1" (1.68m x 2.47m)

Just off the living area behind double doors is this bonus versatile room, currently being used as a play room and storage but could equally be used as a home office or utility.

## Bedroom 1 10' 11" x 9' 9" (3.33m x 2.97m)

To the front elevation, this room has fitted wardrobes with mirrored sliding wardrobe doors. Fantastic views.

## Bedroom 2 9' 3" x 9' 6" (2.83m x 2.90m)

Double bedroom to the rear elevation with fitted wardrobes.

## Bedroom 3 7' 6" x 7' 2" (2.29m x 2.19m)

Third single bedroom currently being used as a home office.

## Bathroom 5' 5" x 7' 7" (1.65m x 2.30m)

Fitted vanity with ample storage inset basin and w/c. Panel bath with shower above and glass screen.

## Front

Block paved driveway leading to the garage with decorative radial stone covered with decorative stone chippings. Planted bushes and shrubs soften the edges.

## Garage 17' 3" x 8' 0" (5.27m x 2.44m)

Up and over garage door to the front and door to the rear garden to the side. Complete with electricity supply and lighting.

## Rear Garden

Tiered garden over several levels, very well maintained. Paved patio with raised flower bed, decked area lawn connecting the different zones.



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