



Cliff Hill Road

Shaw, Oldham

Offers In Region Of £249,950

- Semi Detached True Bungalow
- Three Bedrooms
- Modern Fitted Kitchen/Breakfast Room
- Spacious Lounge
- Conservatory/Dining Room
- Driveway, Garage & Gardens
- Popular Location
- EPC Rating - C



Located in one of the most sought after roads in Shaw just off Buckstones Road is this delightful three bedroom semi detached true bungalow offering large accommodation throughout. Internally comprising entrance hallway, 17ft kitchen/breakfast room, 17ft lounge, 21ft conservatory/dining room, three good size bedrooms and a family bathroom. Externally the property has a good size rear garden backing onto woodland. Planning permission has been given for a large 1st floor and ground floor extension & details are available on request.

#### ENTRANCE HALLWAY

With composite entrance door, wood floor covering, BT point, wall hung designer radiator, coats storage cupboard.

#### KITCHEN

17' 4" x 9' 7" (5.28m x 2.92m) With fitted wall and base units in high cream gloss, worktops, breakfast bar, one and a quarter stainless steel sink unit with mixer tap, stainless

steel splash backs, gas hob, double oven, Smeg chimney hood extractor fan, space for an American fridge freezer, tiled floor covering, front aspect uPVC double glazed window.

#### LOUNGE

17' 6" x 11' 2" (5.33m x 4.39m) With front aspect uPVC double glazed window, wood floor covering, radiator, uPVC double glazed French doors leading into the conservatory.

#### CONSERVATORY/DINING ROOM

21' 6" x 14' 5" (6.55m x 4.39m) uPVC constructed conservatory with self cleaning K glass and blinds, wood floor covering, French doors, radiator, TV point.

#### BATHROOM

9' 0" x 5' 5" (2.74m x 1.65m) Fitted with a three piece suite in white comprising panelled bath with shower over, low level w.c, wash hand basin, extractor fan, fully tiled walls

and floor, radiator, obscure uPVC double glazed window.

#### BEDROOM THREE

9' 6" x 8' 9" (2.9m x 2.67m) With side aspect uPVC double glazed window, wood floor covering, radiator.

#### BEDROOM TWO

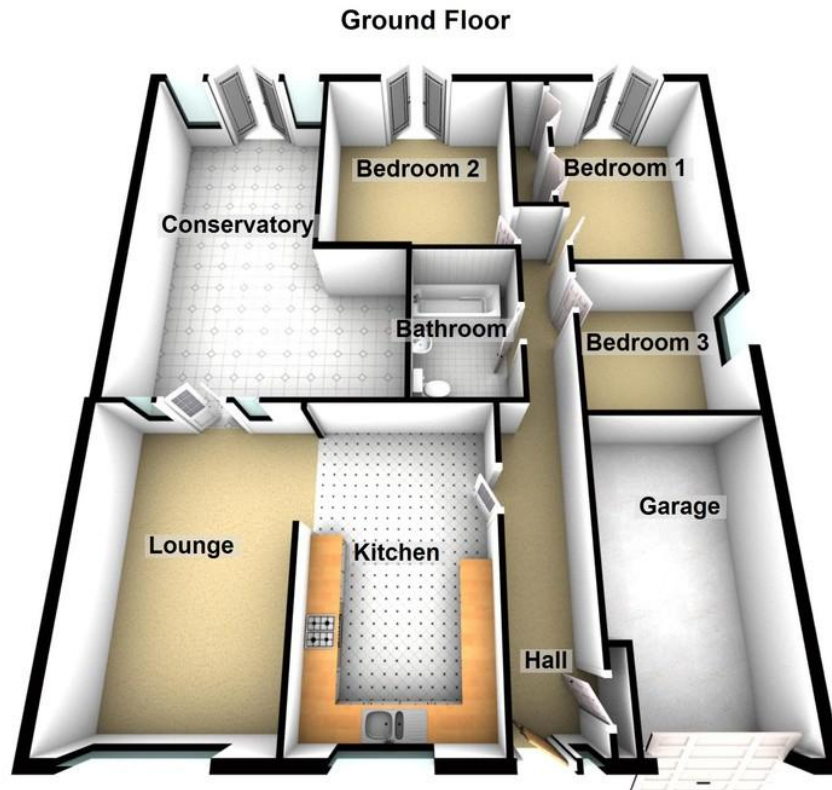
12' 6" x 10' 9" (3.81m x 3.28m) With rear aspect uPVC double glazed French doors, wood floor covering, radiator.

#### BEDROOM ONE

13' 6" x 11' 9" (4.11m x 3.58m) With rear aspect uPVC double glazed French doors, fitted carpeting, radiator.

#### EXTERNALLY

To the front of the property off road parking is provided for by an imprinted driveway for up to two cars leading to an integral garage with up and over door, light and power. There are low brick retaining walls and side access. The



good size rear garden backs onto woodland and has an imprinted patio area, boundary fencing and a gate leading to the front.

**ADDITIONAL INFORMATION**

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

NB: Planning permission was given for a large 1st floor and ground floor extension.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. . Fixtures and Fittings stated as included in the property are based on achieving the asking price.