



54 Warren Lane
Oldham

£194,950

- Three Fitted Bedrooms
- Extended Detached
- Lounge and Large Kitchen/Dining
- Garage and Drive
- Gardens Front and Rear
- Shower Room
- Well Presented
- EPC Rating- D



This is a well presented and extended, three bedroom detached property with off road parking by means of a drive and garage. Externally there are gardens to both front and rear. Internally comprising: enclosed entrance porch, cloaks/w.c., lounge, hallway, office/study and large kitchen/dining room with three fitted bedrooms and shower room. The property benefits from gas central heating, double glazing and is tastefully decorated throughout. Situated in a convenient residential location with easy access to Oldham and Ashton under Lyne. Just a short drive to open countryside, Metrolink station and the Northwest motorway network.

ENTRANCE PORCH

With uPVC double glazed entrance door, laminate floor covering, radiator.

CLOAKS/W.C.

With two piece suite comprising low level w.c., wash hand

basin.

LOUNGE

16' 2" x 10' 7" (4.93m x 3.23m) With electric coal effect fire, fire surround, fitted carpeting, two radiators, patio doors.

HALLWAY

With laminate floor covering, radiator.

OFFICE/STUDY

8' 6" x 7' 8" (2.59m x 2.34m) With radiator, wood floor, window.

KITCHEN/DINING ROOM

25' 2" x 19' 4" max (7.67m x 5.89m) With modern fitted wall and base units in solid wood, work tops, electric oven, six ring gas hob, extractor, integral microwave, washing machine, fridge, freezer and wine cooler, one and a half

bowl sink unit with drainer, wood floor, ceiling spotlights, part tiled walls, pantry storage cupboard, uPVC double glazed window, uPVC double glazed French doors leading to the garden.

FIRST FLOOR LANDING

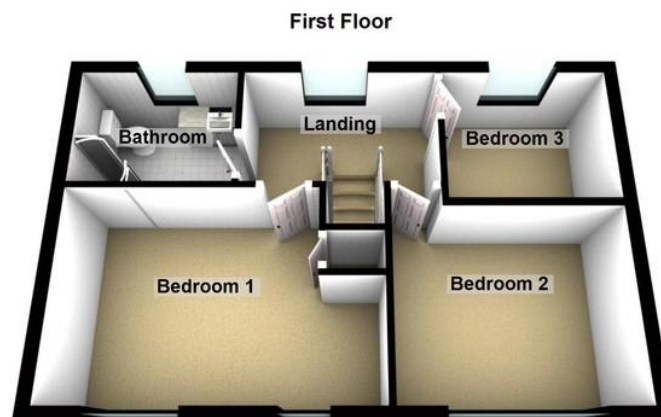
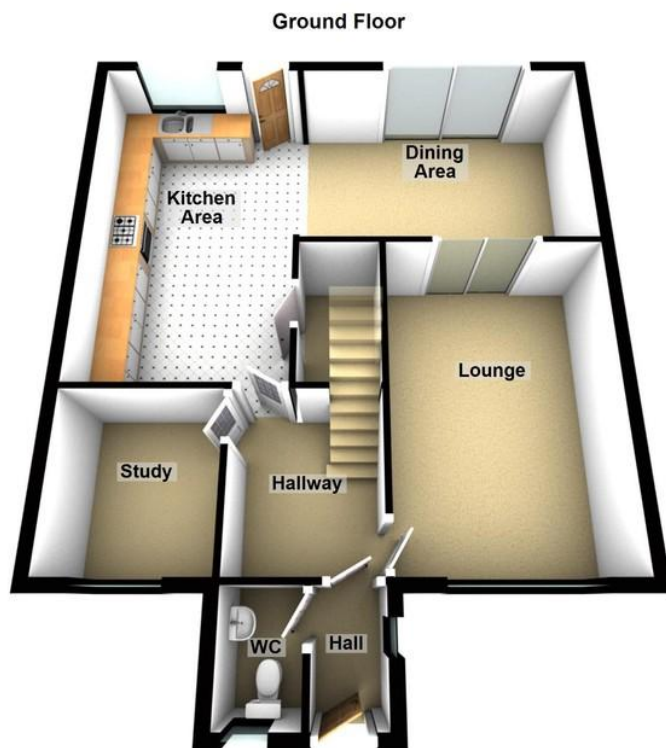
With fitted carpeting, access to the loft.

BEDROOM ONE

12' 6" x 9' 9" max (3.81m x 2.97m) With fitted wardrobes, fitted carpeting, radiator, storage cupboard, window.

BEDROOM TWO

9' 10" x 9' 4" (3m x 2.84m) With fitted wardrobes, fitted carpeting, radiator, window.



BEDROOM THREE

7' 7" x 6' 8" (2.31m x 2.03m) With fitted wardrobes, fitted carpeting, radiator, window.

SHOWER ROOM

7' 5" x 5' 9" (2.26m x 1.75m) With two piece suite comprising low level w.c., vanity unit with wash hand basin, large corner shower, chrome towel rail/radiator, tiled walls, tiled floor, ceiling spotlights, obscure window.

GARAGE AND DRIVE

Off road parking is by means of a block paved driveway and garage.

EXTERNALLY

There is a garden forecourt with lawn and mature plants and to the rear there is an enclosed garden with block paved patio and large timber store shed.

ADDITIONAL INFORMATION

TENURE: Leasehold, Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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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 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