



58 Warren Lane

Abbeyhills, Oldham

£119,950

- Semi Detached House
- Two Reception Rooms
- Modern Fitted Kitchen
- Playroom
- Three Bedrooms
- Well Presented Throughout
- uPVC Double Glazing & Gas Central Heating
- EPC Rating - D





A well presented semi detached property that has been tastefully decorated throughout and benefits from uPVC double glazing, gas central heating. Situated close to open countryside and transport links providing easy access to Oldham Town centre. Internally the accommodation comprises entrance hallway, lounge, dining room, kitchen, playroom and w.c to the ground floor with three bedrooms and a bathroom to the first floor. Externally off road parking is provided by means of a driveway to the side with gardens to both the front and rear.

#### ENTRANCE HALLWAY

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

#### LOUNGE

15' 1" x 11' 11" (4.6m x 3.63m) With uPVC double glazed window, laminate floor covering, radiator, fire surround with marble back, hearth and pebble effect gas fire, uPVC

double glazed French doors into dining room.

#### DINING ROOM

10' 3" x 7' 5" (3.12m x 2.26m) With uPVC double glazed French doors into rear garden, laminate floor covering, radiator.

#### KITCHEN

10' 4" x 8' 8" (3.15m x 2.64m) A modern fitted kitchen with wall and base units, worktops, electric oven, gas hob, extractor fan, stainless steel sink unit with mixer tap, splash back tiling, plumbing for a washing machine, pantry storage cupboard, tiled floor covering, uPVC double glazed window, uPVC door into playroom.

#### PLAYROOM

10' 8" x 6' 10" (3.25m x 2.08m) With low level w.c, wash hand basin, uPVC double glazed window, door into garden.

#### LANDING

With fitted carpeting, loft access, storage cupboard.

#### BEDROOM ONE

11' 4" x 8' 7" (3.45m x 2.62m) With uPVC double glazed window with blinds, fitted carpeting, radiator.

#### BEDROOM TWO

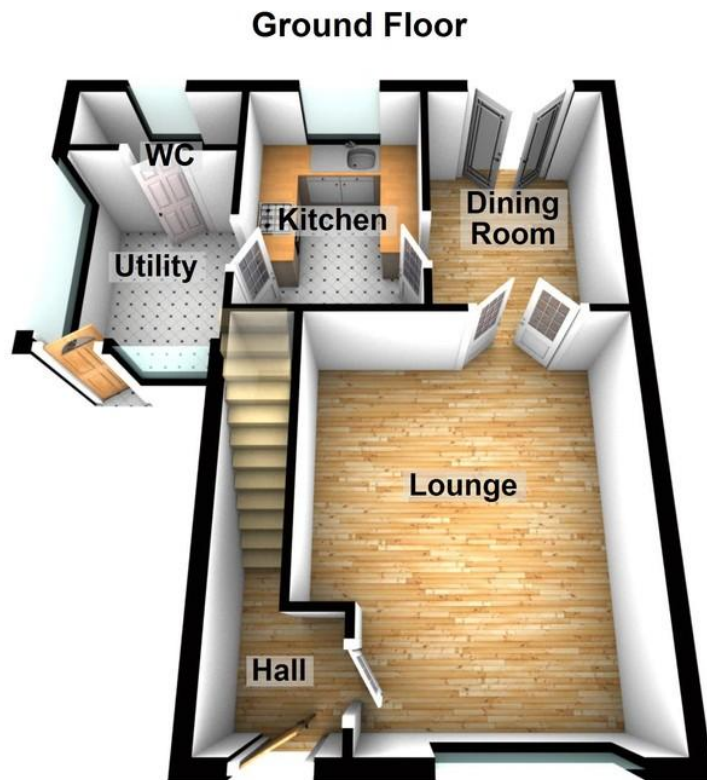
13' 9" x 8' 7" (4.19m x 2.62m) With uPVC double glazed window with blinds, fitted carpeting, radiator.

#### BEDROOM THREE

8' 0" x 7' 5" (2.44m x 2.26m) With uPVC double glazed window with blinds, laminate floor covering, radiator.

#### BATHROOM

6' 5" x 6' 3" (1.96m x 1.91m) Fitted with a three piece suite in white comprising panelled bath with shower over, low level w.c, wash hand basin, fully tiled walls and floor,



chrome towel radiator, spotlights, obscure uPVC double glazed window.

#### EXTERNALLY

Off road parking is provided by means of a driveway to the side of the property with a lawn area to the front. The rear garden has a lawn area, block paved and gravelled patio area with wooden shed.

#### ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: B

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 and 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