





KIRKHAM
PROPERTY | LEGAL | FINANCIAL

Lower Dingle

Oldham

£194,950

- Detached Family Home
- Three Bedrooms, One En-Suite
- Lounge & Dining Room
- Conservatory
- Garage, Carport & Driveway
- Gardens To Front & Rear
- uPVC DG & GCH
- EPC Rating - TBC







A fantastic three bedroom, detached, family home built by Barratts in 1999. A well presented property offering three reception rooms, three bedrooms, an en-suite shower room, family bathroom and a kitchen. Externally a private South facing rear garden, driveway parking for three vehicles, large double car port and a semi detached garage. The property benefits from uPVC fascia's and soffits and an intruder alarm system

ENTRANCE HALLWAY

Composite entrance door with triple lock, laminate floor covering, radiator.

CLOAKROOM/WC

Fitted with a two piece suite in white comprising of: low level w.c, wash hand basin with storage cupboard below, tiled floor covering, radiator, obscure uPVC double glazed window.

LOUNGE

17' 5" x 12' 4" (5.31m x 3.76m) With front aspect uPVC double glazed Box window, laminate floor covering, gas fire with surround and hearth, two radiators, coving point, BT point, TV point archway through to the dining room.

DINING ROOM

12' 1" x 8' 0" (3.68m x 2.44m) With rear aspect uPVC double glazed French doors leading into the conservatory, radiator, laminate floor covering, coving.

CONSERVATORY

12' 6" x 8' 8" (3.81m x 2.64m) uPVC double glazed and brick construction with fitted blinds, door to side, laminate floor covering, air conditioning and heating system.

KITCHEN

11' 4" x 7' 1" (3.45m x 2.16m) Fitted with a range of white gloss wall and base units with contrasting work surfaces, stainless steel sink unit with mixer taps, tiled splash backs, integrated fridge/freezer, oven, four ring gas hob with extractor fan over, plumbed for an automatic washing machine, tiled floor covering, radiator, Glow Worm boiler, under stairs storage cupboard, uPVC double glazed window and door to side.

LANDING

Galleried landing with uPVC double glazed window with fitted blind, storage cupboard with shelving, fitted carpeting, access via a ladder to a partially boarded loft.

BEDROOM ONE

12' 1" x 9' 0" (3.68m x 2.74m) With rear aspect uPVC double glazed window, H plan fitted wardrobes with storage cupboards over, fitted carpeting, radiator.

EN SUITE

6' 8" x 4' 5" (2.03m x 1.35m) Fitted with a three piece suite

comprising of: shower cubicle, sink unit, low level w.c., extractor fan, tiled floor covering, obscure uPVC double glazed window with fitted blind.

BEDROOM TWO

11' 1" x 9' 1" (3.38m x 2.77m) With front aspect uPVC double glazed window with fitted blind, radiator, triple fitted wardrobes, laminate floor covering.

BEDROOM THREE

8' 6" x 6' 8" (2.59m x 2.03m) With rear aspect uPVC double glazed window, laminate floor covering, radiator, good views over farmland.

BATHROOM

7' 7" x 6' 2" (2.31m x 1.88m) Fitted with a three piece suite in white comprising of: panelled bath, low level w.c, wash hand basin with storage cupboard below, tiled floor covering, radiator, extractor fan, obscure uPVC double glazed window with fitted blind.

GARAGE

17' 0" x 8' 2" (5.18m x 2.49m) With a Garador up and over door, light, power.

EXTERNALLY

To the rear of the property there is a South facing rear garden with boundary fencing, patio area, lawn, water supply and gate leading to the side. To the front there is a well maintained garden with lawn and a driveway providing off road parking for up to three vehicles, there is a double carport.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

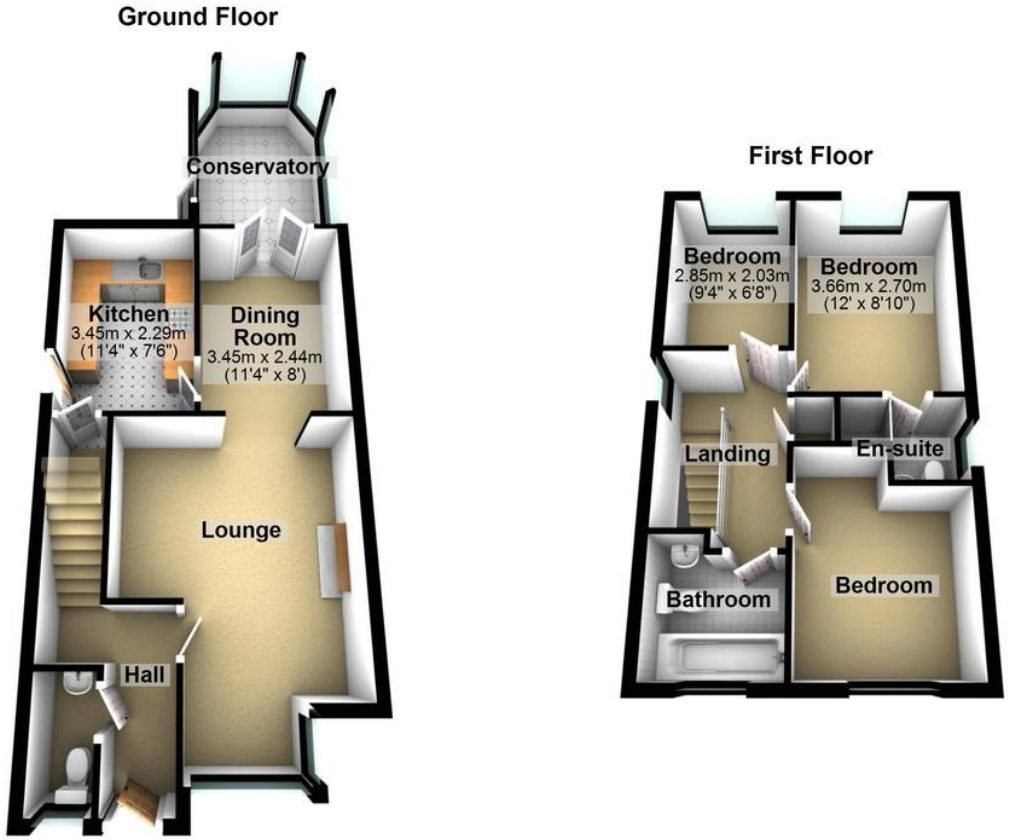
AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. 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.









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