



22 Belmont Avenue, Springhead, Oldham, OL4 4RL

Situated on Belmont Avenue just off Stamford Road, Springhead is this three bedroom, detached property with off road parking by means of a driveway leading to an attached garage. Externally there are garden areas to both front and rear. Internally comprising: entrance vestibule, hall, lounge, fitted kitchen, dining room, w.c., and rear porch to the ground floor. There are three bedrooms, one currently being used as a study, and bathroom.

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£199,950

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ENTRANCE VESTIBULE With uPVC double glazed entrance door, tiled floor.

HALL With radiator, under stairs storage, fitted carpeting, staircase leading to the first floor.

LOUNGE 17' 4" x 11' 11" (5.294m x 3.635m) With living flame gas fire (capped), tiled fireplace, fitted carpeting, radiator, two uPVC double glazed windows to the side, large uPVC double glazed window.

KITCHEN 12' 0" x 9' 11" (3.678m x 3.030m) With fitted wall and base units in high gloss, work tops, stainless steel sink unit with drainer, splash back tiling, plumbed for washing machine, double oven, electric hob, extractor, fitted carpeting, radiator, uPVC double glazed window.

REAR PORCH With uPVC double glazed window.

DINING ROOM/ BEDROOM THREE 11' 0" x 10' 6" (3.367m x 3.201m) With fitted carpeting, radiator, uPVC double glazed window.



W.C. With two piece suite comprising low level w.c.,

wash hand basin, part tiled walls, uPVC double glazed obscure window.

BEDROOM ONE 11' 10" x 12' 5" (3.618m x 3.803m) With fitted carpeting, radiator, uPVC double glazed window.

FIRST FLOOR LANDING With fitted carpeting, uPVC double glazed window.

STUDY 5' 0" x 10' 5" (1.546m x 3.180m) With laminate floor covering, window.

BEDROOM TWO 16' 3" x 11' 8" (4.970m x 3.572m) With fitted carpeting, radiator, uPVC double glazed window, uPVC double glazed side window.

BATHROOM With three piece suite comprising panelled bath, wash hand basin, low level w.c., part tiled walls, radiator, uPVC double glazed obscure window.

EXTERNALLY Off road parking is by means of a driveway leading to an attached garage with uPVC double glazed window, up and over door. There is an enclosed rear garden with lawn, block paved patio, border shrubs and boundary fencing.

ADDITIONAL INFORMATION TENURE: Solicitor to confirm details.

COUNCIL BAND:D

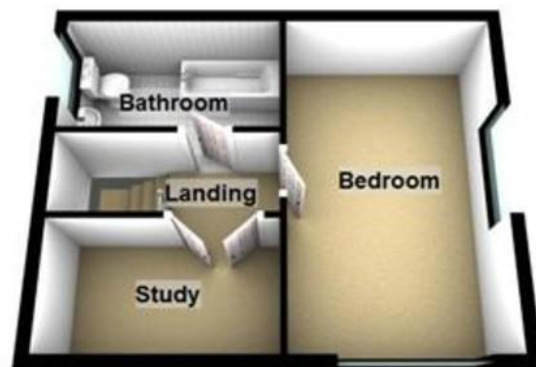
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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Ground Floor



First Floor



Additional information and viewing

Services: None of the services have been tested by the agent.

Viewing strictly by appointment with Alan Kirkham.

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