



95 Elm Road, Oldham, OL8 3LB

This spacious three bedroom, semi detached property is situated in a pleasant crescent with central green area just off Elm Road. Externally the property occupies a large plot with gardens to three sides. Party room/gym, originally a double garage with potential to create a self contained annexe subject to pp.

£159,000

This spacious three bedroom, semi detached property is situated in a pleasant crescent with central green area just off Elm Road. externally the property occupies a large plot with gardens to three sides. Internally comprising: entrance hallway, ground floor w.c., lounge open plan to the dining area and fitted kitchen diner to the ground floor. There are three fitted bedrooms and large luxury bathroom to the first floor. There is a party room/gym which was originally a double garage with potential to create a self contained annexe subject to planning permissions. A large driveway provides off road parking for several vehicles. Benefits from gas central heating and double glazing.

ENTRANCE HALLWAY With uPVC double glazed entrance door, fitted carpeting, radiator, under stairs storage.

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

LOUNGE 15' 9" x 11' 8" (4.8m x 3.56m) With fire surround, gas fire, fitted carpeting, radiator, window, open plan into dining area.

DINING AREA 9' 8" x 9' 6" (2.95m x 2.9m) With fitted carpeting, radiator, window with blinds.

KITCHEN DINER 15' 10" x 11' 8" (4.83m x 3.56m) With fitted wall and base units, work tops, range style gas cooker, extractor, sink unit with drainer, plumbed for washing machine, splash back tiling, pantry storage cupboard, tiled floor, radiator, window, uPVC double glazed window.

FIRST FLOOR LANDING

BEDROOM ONE 12' 5" x 10' 2" (3.78m x 3.1m) With fitted wardrobes, fitted carpeting, radiator, window.

BEDROOM TWO 11' 8" x 11' 8" max (3.56m x 3.56m) With fitted wardrobes, fitted carpeting, radiator, window.

BEDROOM THREE 10' 7" x 10' 7" (3.23m x 3.23m) With fitted wardrobes, fitted carpeting, radiator, window.

BATHROOM 15' 5" x 8' 7" (4.7m x 2.62m) With four piece suite in white comprising large corner bath, vanity unit with wash hand basin, low level w.c., separate corner shower cubicle, chrome towel rail, tiled walls, tiled floor, ceiling spotlights, obscure window.



PARTY ROOM/GYM 19' 9" x 17' 6" (6.02m x 5.33m) Formerly a double garage with laminate floor covering, ceiling spotlights, uPVC double glazed window. This room could quite easily be made into a self contained annexe.



EXTERNALLY There are garden areas to three sides of the property. Off road parking is by means of a large driveway.

ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

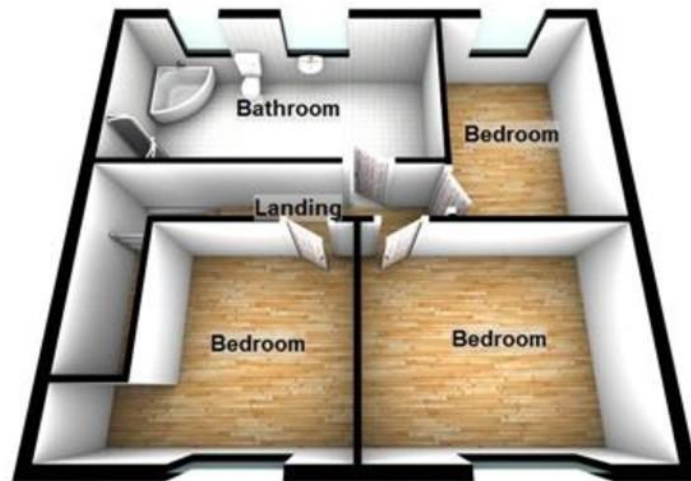
COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor

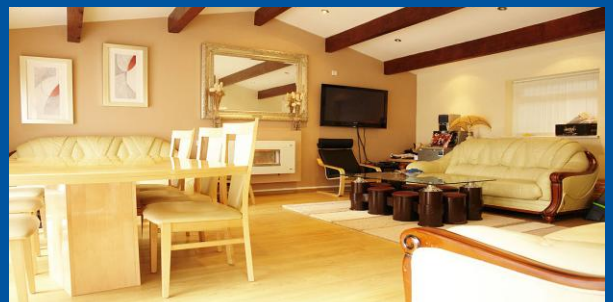


Additional information and viewing

Services: None of the services have been tested by the agent.
Viewing strictly by appointment with Alan Kirkham.

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