



20 Penwell Fold
, Oldham

£159,950

- Detached House
- Three Bedrooms
- Master Bedroom En-suite
- Modern Fitted Kitchen/Diner
- Driveway & Gardens
- uPVC DG & GCH
- Well Presented
- EPC Rating - C



This well presented three bedroom detached house has been tastefully decorated throughout and briefly comprises entrance hallway, cloakroom/w.c, lounge and dining kitchen to the ground floor and three bedrooms, master bedroom en-suite and a family bathroom to the first floor. Externally there is a driveway providing off road parking and gardens to both the front and rear.

ENTRANCE HALLWAY

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

CLOAKROOM/WC

Fitted with a two piece suite comprising low level w.c, wash hand basin, uPVC door to under stairs storage cupboard.

LOUNGE

20' 7" x 10' 10 into bay" (6.27m x 3.3m) With uPVC double glazed bay window, laminate floor covering, doors into

dining area.

KITCHEN/DINER

18' 1" x 11' 7" (5.51m x 3.53m) With fitted wall and base units, worktops, electric oven, gas hob, extractor fan, plumbed for a washing machine, one and a half bowl stainless steel sink unit with mixer tap, splash back tiling, laminate floor covering, two radiators, uPVC double glazed patio doors leading into the garden.

LANDING

With fitted carpeting, radiator, loft access, airing cupboard.

BEDROOM ONE

13' 0" x 11' 0" (3.96m x 3.35m) With fitted carpeting, radiator, uPVC double glazed window.

ENSUITE

Fitted with a three piece suite comprising shower cubicle,

low level w.c, wash hand basin, obscure uPVC double glazed window.

BEDROOM TWO

11' 4" x 9' 2" (3.45m x 2.79m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM THREE

11' 3" x 8' 2 max" (3.43m x 2.49m) With fitted carpeting, radiator, uPVC double glazed window.

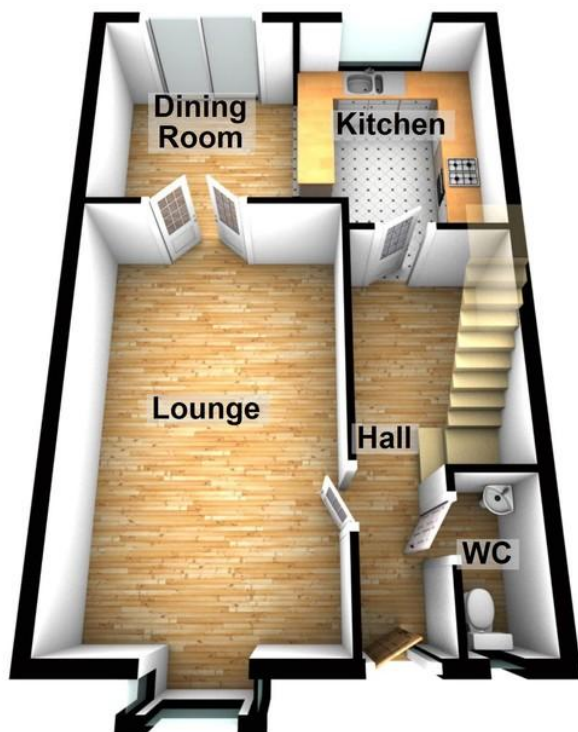
BATHROOM

6' 8" x 6' 6" (2.03m x 1.98m) Fitted with a three piece suite comprising panelled bath with shower over, low level w.c, wash hand basin, splash back tiling, vinyl floor covering, radiator, obscure uPVC double glazed window.

EXTERNALLY

To the front of the property there is a driveway providing

Ground Floor



First Floor



off road parking and a garden with lawn area. The rear garden has a good size decked patio area and lawn.

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 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.