



24 Barmouth Walk Oldham, OL8 4SH

Affordable 4 bedroom 2 bathroom semi detached family home. Rarely do properties of this size come to the market at such a reasonable price! Briefly comprising to the ground floor; Entrance hall, guest W/C, Fitted kitchen and lounge/diner overlooking the rear garden. To the first floor is the double bedroom, 4 piece bathroom and further 2 bedrooms with stairs leading to the upper floor with the master bedroom complete with en-suite shower room. Externally there are gardens front and rear with access along the side of the property. The rear garden is fenced in with a gate that leads to the off road private parking bay.

4 bedrooms

Large lounge/diner

4 piece bathroom

Allocated parking at the rear

Master en suite

Guest w/c

Fitted kitchen

Private garden

£179,950

24 Barmouth Walk

Oldham, OL8 4SH

£179,950

Entrance Hall 11' 5" x 6' 8" (3.48m x 2.04m)

Providing access to the ground floor rooms and stairs. Covered radiator and laminate flooring.

Kitchen 11' 6" x 6' 4" (3.51m x 1.94m)

Fitted with sage green base and wall cabinets finished with Black worktops. Integrated oven, hob and fridge/freezer. Plumbed for automatic washing machine. Laminate flooring. Combi boiler.

Lounge/Diner 16' 0" x 13' 9" (4.87m x 4.18m)

French doors leading out to the rear garden. Storage cupboard. Ample space for sitting and dining. Laminate flooring. 2 covered radiators.

W/C 7' 0" x 3' 0" (2.14m x 0.92m)

W/c with flip up grab rail and pedestal wash hand basin. radiator. Vinyl flooring.

Master bedroom 12' 9" x 10' 2" (3.88m x 3.09m)

On the second floor, this double bedroom has a storage cupboard and leads to the en-suite shower room

En-suite 5' 6" x 6' 10" (1.67m x 2.08m)

Shower cubicle, pedestal wash hand basin, low level W/C. Skylight window.

Second floor landing 4' 1" x 6' 3" (1.24m x 1.90m)

Landing with 2 storage cupboards currently being used as wardrobe space. Skylight window. Door to the master bedroom.

Bedroom 2 9' 5" x 13' 6" (2.86m x 4.11m)

Double bedroom to the rear elevation on the first floor. 2 windows to allow natural light.

Bedroom 3 10' 5" x 6' 7" (3.17m x 2.00m)

Single bedroom to the front elevation.

Bedroom 4 7' 1" x 6' 7" (2.17m x 2.01m)

Single bedroom to the front elevation.

Family Bathroom 7' 4" x 5' 7" (2.24m x 1.69m)

Four piece bathroom suite comprising; panel bath, shower cubicle, pedestal wash hand basin, low level W/C.

Rear Garden

Private garden with wooden fence and gate leading to the allocated parking space. Flagged patio and artificial grass means this is a low maintenance space.

Council Tax

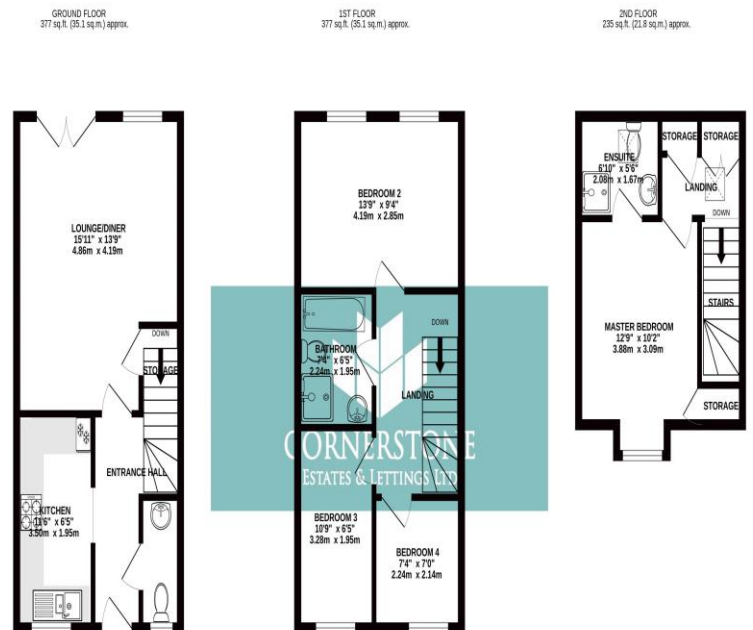
Band A

Maintenance charge

£150 pa

Tenure

We are advised this is leasehold with 913 years remaining and an annual charge of £150



TOTAL FLOOR AREA: 989 sq.ft. (91.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

