



## 250 Fields New Road Oldham, OL9 8NZ

Fantastic opportunity to purchase this two bedroomed end property that has planning permission to build another two bedroomed house at the side. It currently has a large garage on the side that has a 2nd kitchen at the rear. This property was originally a three bedroomed house and could easily be converted back. Benefits from having a full re-wire in the main house. Full Gas Central Heating via Combi Boiler (recently serviced). Large rooms with a newly fitted kitchen and a very recent fitted bathroom. At the rear there is a large flagged garden with gates to enable access for vehicles. This is a Great Opportunity for a large family wanting to extend .

**Two Double Bedrooms ( formerly three, easily to convert back)**

**Ideal for Extension**

**Large Rooms**

**Large Garage**

**Two Kitchens**

**Large rear Garden**

**No Chain**

**Auction Guide Price £175,000**

**Entrance Porch** 5' 0" x 6' 7" (1.53m x 2.01m)

entrance porch leading to lounge.

**Lounge** 12' 7" x 14' 7" (3.84m x 4.45m)

Good size room with electric fire and surround. Door leading to kitchen.

**Kitchen/Diner** 10' 5" x 14' 7" (3.18m x 4.44m)

Large kitchen /diner with newly fitted units. Double patio doors overlooking and leading to garden area.

**Bedroom 1** 12' 8" x 14' 6" (3.86m x 4.42m)

Formerly two bedrooms , this room could easily be converted back as there are two windows still present. Extensive range of fitted wardrobes , overhead storage , drawers and dressing table .

**Bedroom 2** 9' 7" x 8' 5" (2.93m x 2.57m)

double room rear aspect.

**Family Bathroom** 6' 10" x 5' 10" (2.08m x 1.78m)

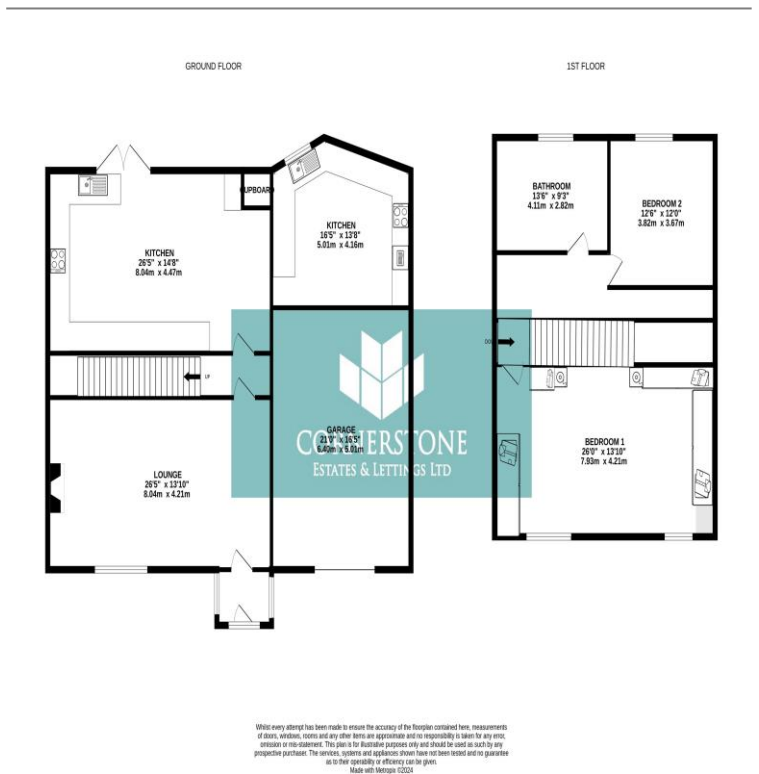
Three piece white fitted suite with shower over bath and shower screen.

**Garage** 23' 0" x 10' 3" (7.02m x 3.12m)

Large garage with storage , up and over door . Rear door leads to 2nd Kitchen.

**Rear Garden**

Large flagged area with rear access for vehicles access at rear.



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.

