



36 Twingates Close Oldham, OL2 8PU

Boasting 3 double bedrooms and 2 bathrooms, this spacious modern townhouse is ready for immediate occupancy offering an array of features. The inviting lounge leads to the spacious dining kitchen with w/c to the rear and french doors leading onto the south facing garden. The first floor has two double bedrooms, one with a walk in closet and a stylish family bathroom. The master suite on the second floor has a dressing room and an ensuite shower room making this a perfect family home. Conveniently there is an allocated parking space and additional parking nearby. The property itself is on a modern development of similar styles in a private cul-de-sac within walking distance of Shaw centre and the Metrolink station.

3 double bedrooms

South facing garden

Fitted dining kitchen

Guest w/c

Fitted family bathroom

Master en suite

Dressing room / office

No chain

£229,999

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Entrance hall

PVC glazed door. Utility meter box. Radiator. Laminate flooring. Stairs to the first floor accommodation and door to the lounge.

Lounge 17' 11" x 9' 9" (5.46m x 2.98m)

Electric fireplace. Laminate flooring. Under stairs storage cupboard with a vent to outside for a tumble dryer.

Kitchen/Diner 11' 5" x 13' 1" (3.49m x 3.99m)

Modern fitted kitchen with integrated oven, hob and extractor fan. Fitted with a breakfast bar but could equally have space for a dining table. French doors lead to the garden. Door to w/c.

w/c 3' 4" x 5' 2" (1.01m x 1.57m)

Low level w/c and pedestal wash basin. Tiled flooring.

Bedroom 2 10' 4" x 13' 2" (3.14m x 4.01m)

To the rear elevation this double bedroom has 2 windows and a walk in closet.

Family Bathroom 6' 10" x 6' 3" (2.09m x 1.90m)

Family bathroom with white three piece suite.

Bedroom 3 8' 4" x 13' 2" (2.53m x 4.01m)

Double bedroom to the front elevation.

Master bedroom 11' 8" x 13' 1" (3.56m x 4.00m)

Generously proportioned bedroom on the second floor. Dressing room and ensuite to the side.

Dressing room / office 9' 4" x 4' 6" (2.84m x 1.36m)

Versatile space with skylight window and radiator. Door to the w.c

En-suite 6' 0" x 6' 7" (1.83m x 2.01m)

Rear Garden

Fenced in south facing private rear garden which is not overlooked. Patio area ideal for entertaining and lawn which is ideal for children and pets.

Tenure

This property is leasehold with 875 years remaining and £250pa ground rent



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