



Email: office@cornerstoneonline.co.uk











## 10 Medway Road Oldham. OL8 4NR

Larger than average, two bedroomed ready to move into end town house, that offers plenty of scope to convert into THREE bedrooms or extend to the side (STPP). The property has a large modern kitchen with integral appliances and extra fitted wall storage units offering extra service space. There is a very spacious conservatory that could be used for multiple purposes. The outside space is very versatile offering numerous seating areas and a large storage shed, BBQ area and well-maintained garden border areas. A driveway for multiple vehicles is at the front of the property. This property is ideal for the commuter with its proximity to the M60 motorway and Oasis Academy. This much-loved home offers a well maintained ready to move into well-equipped property that we feel will tick many boxes.

Two Double Bedrooms Scope for Three.

**Large Conservatory** 

**Modern Bathroom** 

Large Outside area with Flagged Patio Areas

**Driveway and Parking Space for Multiple Cars** 

Large Modern Kitchen

**Option to Extend at the Side (STPP)** 

**Entrance Hall** 4' 9" x 4' 7" (1.46m x 1.40m)

A welcoming area with room for storage and cloaks. Stairs to bedrooms and doorway leading to lounge.

**Lounge** 13' 0" x 12' 1" (3.96m x 3.69m) Large airy room with laminate flooring and wall mounted gas fire.

**Kitchen/Breakfast Room** 10' 6" x 16' 5" (3.20m x 5.01m)

Spacious room with fully fitted wall and base units with ample storage floor to ceiling cupboards and breakfast bar. Integral fridge/freezer and dishwasher double oven and gas hob. Plumbed for washer. French doors into conservatory. Under stairs walk in pantry.

Conservatory 14' 5" x 10' 6" (4.40m x 3.21m)

Light spacious and airy conservatory with ample space for a large 8/10-seater dining table. Access to the garden areas through the rear french doors. Laminate flooring and blinds.

## **First Floor Landing**

Storage cupboard. Access to bedrooms and bathroom.

**Bedroom 1** 10' 7" x 14' 4" (3.23m x 4.38m)

Large bedroom which could be split to make two separate rooms. Large windows make this bedroom light and airy. Large storage wardrobes.

Bedroom 2 12'8" x 9' 1" (3.87m x 2.78m)

Double bedroom with ample wardrobe storage. Room is large enough to have a main bedroom if the other room was to be split into two. Laminate flooring.

**Family Bathroom** 7' 1" x 6' 9" (2.15m x 2.05m)

Three piece white modern suite with fitted storage furniture around wash basin and wc.

**Rear Garden** 0' 0" x ' " (0m x m)

Large various sitting areas which are flagged and shingled

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 precurion to ensure that these details are accurate and not misleading. If there is any point which is so advisable, particular importance to you, please contact u 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.