



## 15 Lindale Rise Oldham, OL2 8JN

Welcome to this developers dream; a three-bedroom semi-detached home, perfectly situated in the highly sought-after area of Shaw. This beloved property features a welcoming entrance porch, a lounge, and a spacious dining kitchen on the ground floor. Upstairs, you'll find three comfortable bedrooms and a family bathroom. The large driveway can accommodate multiple vehicles, ensuring convenience for you and your guests. While the home does need some updating, it presents an excellent opportunity to personalise it to your taste, offering outstanding value for money. The lovingly stocked garden, filled with a variety of trees and plants, is an ideal haven for gardening enthusiasts. Conveniently located within walking distance to the Shaw Metro Link and reputable schools, this home combines comfort and practicality in a prime location. Don't miss the chance to make this wonderful property your own!

**Three Bedrooms**

**South facing rear garden**

**Driveway**

**Investors dream**

**Walkable Distance to Metrolink**

**Ideal Family Sized Home**

**Good Schools Nearby**

**No chain**

**£199,950**

# 15 Lindale Rise

## Oldham, OL2 8JN

£199,950

### Lounge 16' 4" x 14' 8" (4.99m x 4.46m)

Large spacious airy room with electric fire and fire surround. Under stairs storage cupboard.

### Kitchen/Diner 8' 1" x 14' 8" (2.46m x 4.46m)

Fitted kitchen with ample wall and base units, good size dining area with patio doors overlooking the garden.

### Family Bathroom 6' 4" x 6' 1" (1.92m x 1.86m)

Three piece suite with rear aspect. Electric shower over bath, new WC.

### Bedroom 1 14' 10" x 8' 3" (4.51m x 2.52m)

Double bedroom with front aspect and carpeted.

### Bedroom 2 9' 11" x 8' 4" (3.02m x 2.53m)

Double room with rear aspect. Carpeted.

### Bedroom 3 10' 0" x 6' 0" (3.04m x 1.84m)

Good size single room boiler is housed in this room in an airing cupboard.

### Entrance Porch 4' 6" x 6' 0" (1.38m x 1.84m)

Useful porch for cloaks and shoes etc. New roof.

### Front garden

Lovely front garden area with bushes plants and shrubs.

### Rear Garden

Set over different levels this rear garden has a patio and is well stocked with a variety of plants and shrubs. Timber built shed.

### Council Tax

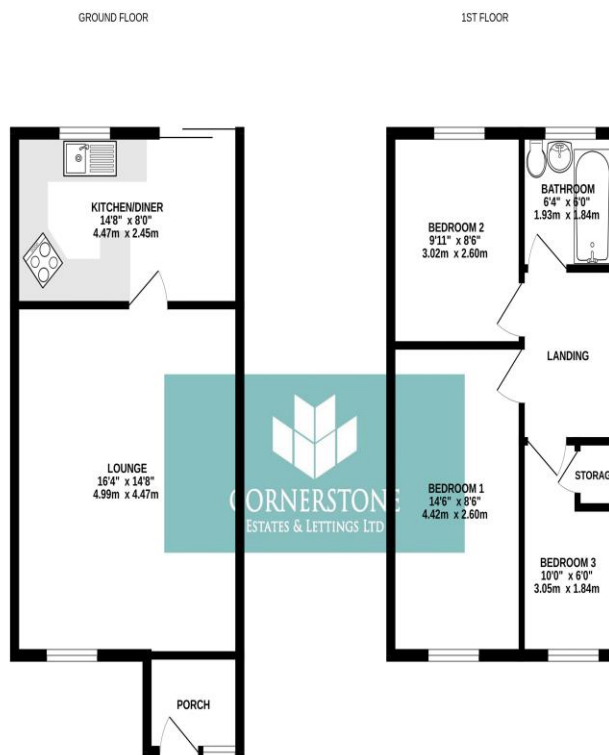
Band B

### Tenure

Leasehold with 948 years remaining. No confirmation of ground rent amount.

### Financial Advice

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if you do not keep up repayments on your mortgage or other loan secured on it.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Madmap 12/20

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.

