



## **6 Cliff Hill Road Oldham, OL2 8DE**

This cherished three-bedroom bungalow, nestled on a spacious plot, offers endless potential for development (subject to planning permission). Step inside to find a welcoming entrance hall leading to a generous lounge and dining area, perfect for family gatherings and cozy evenings. The modern fitted kitchen and separate utility room provide convenience and style. Each of the three double bedrooms offers comfort and tranquility, complemented by a separate bathroom and w/c. The attached garage, housing the boiler, also provides access to a boarded loft space, ideal for storage or future expansion. Surrounded by well manicured gardens on three sides, this home boasts ample parking and a serene atmosphere. Whether you're a developer with a vision or someone looking to invest in creating a forever home, this property is brimming with possibilities. Embrace the opportunity to make this beloved family home your own!

**Large plot**

**FREEHOLD**

**Modern fitted kitchen**

**Gardens to 3 sides**

**3 bedrooms**

**True bungalow**

**No Chain**

**Modern fitted bathroom and w/c**

**£299,950**

**Lounge/Diner** 15' 11" x 20' 10" (4.84m x 6.34m)

L shape lounge /diner. Feature fireplace. 2 large windows to the front elevation and a further one to the rear. Serving hatch to the kitchen.

**Kitchen** 10' 10" x 11' 7" (3.31m x 3.54m)

Modern fitted kitchen with cream gloss base and wall cabinets with task lighting. Space for cooker, one and a half bowl sink and drainer. Storage cupboard. Kardean flooring. Door to the utility room.

**Utility** 8' 0" x 3' 9" (2.44m x 1.15m)

Light space plumbed for automatic washing machine. Door to rear garden.

**Bedroom 1** 12' 0" x 10' 9" (3.65m x 3.28m)

To the rear elevation

**Bedroom 2** 12' 0" x 10' 9" (3.65m x 3.28m)

To the rear elevation

**Bedroom 3** 8' 11" x 8' 11" (2.73m x 2.71m)

To the side elevation

**Family Bathroom** 5' 2" x 5' 6" (1.57m x 1.67m)

Panel bath with shower above and vanity wash hand basin. Chrome heated towel rail. Finished with modern grey tiles to the walls.

**W/C** 2' 8" x 5' 11" (0.81m x 1.80m)

White w/c with modern grey tiled walls.

**Garage** 15' 11" x 9' 1" (4.85m x 2.77m)

Up and over garage door. 2 windows to the side. Access to the loft. Oil boiler that services the central heating and hot water.

**Garden**

The garden is on 3 sides - To the side this property has a large garden and would be ideal for a build project, additional garage spaces or similar. The rear is laid to lawn with patio. There is a timber built shed with storage for the oil used for the boiler. There is a raised patio with a greenhouse on. The driveway is ideal for several vehicles.

**Tenure**

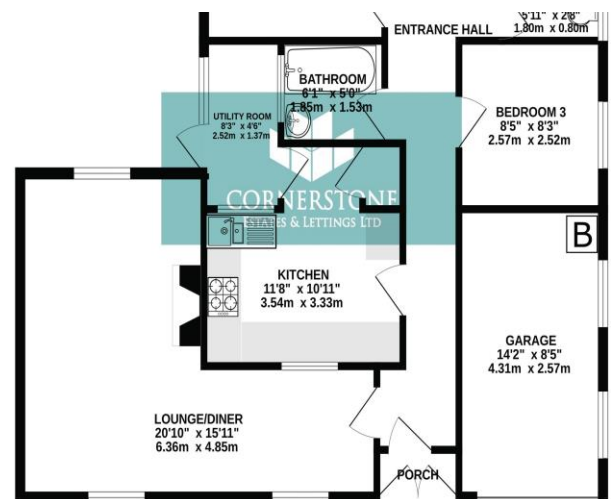
Freehold

**Council Tax**

Band C

**Financial advice**

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Whilst 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 03/24

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