



17 Lichens Crescent Oldham, OL8 2NS

Great opportunity to purchase this spacious freehold property which boasts 4 double bedrooms and two reception rooms. This is a spacious property which is in need of some cosmetic modernisation and offers a blank canvas for someone to put their own stamp on it and make it their own. Briefly comprising of hall, guest WC, large open plan bay windowed lounge/kitchen diner with French doors opening out onto the large flagged garden at rear made private by the mature trees, and a driveway at the front of the property that holds numerous cars. Upstairs has 4 generous double bedrooms and a family bathroom with separate shower and bath. This spacious home is perfect for the growing family and those needing extra space on a budget.

4 double bedrooms

Gardens front and rear

Fitted shower room

Newly fitted modern kitchen

Driveway for numerous cars

Dining room

£214,950

Lounge / diner 12' 6" x 15' 10"
(3.80m x 4.82m)

Large open plan room with bay window in the lounge area and french doors

Kitchen 11' 9" x 15' 7" (3.57m x 4.74m)

Modern grey gloss fitted units, Range cooker. Large room overlooking rear garden.

W/C

Downstairs wc located off the hall.

Bedroom 1 10' 2" x 14' 6" (3.1m x 4.42m)

Double room located at rear of property overlooking the rear garden.

Bedroom 2 11' 9" x 10' 1" (3.57m x 3.08m)

Front aspect double room with storage.

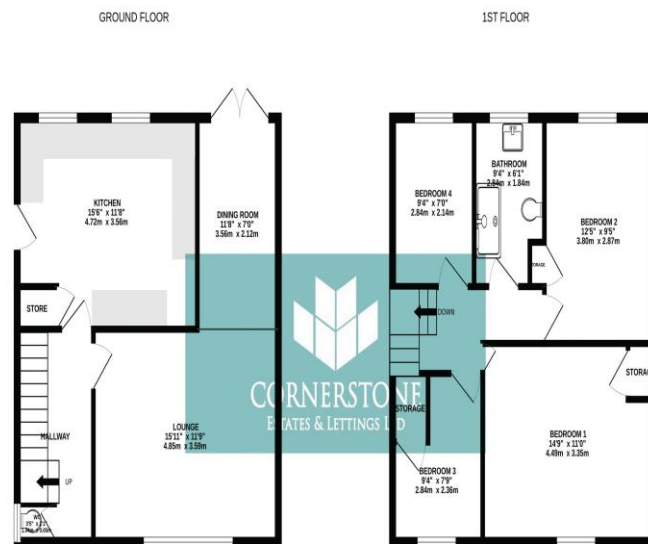
Bedroom 3 10' 2" x 7' 8" (3.09m x 2.33m)

Good size large double room

Bedroom 4 8' 8" x 8' 8" (2.65m x 2.65m)

Double room front aspect.

Shower Room 8' 8" x 4' 10"
(2.65m x 1.47m)



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, 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 is given as to their operability or efficiency capabilities.
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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.

