



## 75 Buckstones Road Oldham, OL2 8DW

This charming and versatile three-bedroom property, complete with a spacious side plot, has been thoughtfully renovated to create a contemporary feel throughout. The ground floor comprises an inviting entrance hall, a stylish WC, a well-appointed bathroom with bath, shower and sink, a generously sized lounge, and a stunning bespoke kitchen. The third bedroom, currently utilized as a dining room, adds flexibility to the living space. Upstairs, you'll find the impressive master bedroom with a luxurious en-suite shower room, alongside a second generously proportioned double bedroom. The convenience of a ground-floor bedroom and bathroom makes this home ideal for those seeking single-level living. Externally, the property benefits a garage and gardens on three sides, with the larger side plot offering various possibilities. Viewing highly recommended.



**Fully refurbished property**

**3 double bedrooms**

**Bespoke fitted kitchen**

**Modern finish throughout**

**Land to the side included**

**Fitted master en suite**

**Master bathroom on ground floor**

**NO CHAIN**

**Offers Over £305,000**

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## Lounge 14' 11" x 12' 0" (4.54m x 3.66m)

Light room decorated in a contemporary blue. Space for an inset fire.

## Kitchen 8' 8" x 16' 3" (2.65m x 4.96m)

Fitted with a modern bespoke kitchen, complete with quartz worksurfaces and a butchers block worktop. Fitted with a slimline dishwasher, Belfast sink and handy pantry. Additional storage cupboard. Space for automatic washing machine, cooker and fridge freezer.

## Bedroom 3 10' 0" x 9' 11" (3.05m x 3.03m)

On the ground floor this third bedroom is currently being used as a dining room and office.

## W/c

Just off the hallway this guest w/c also has a corner wash hand basin.

## Bathroom 6' 0" x 5' 5" (1.82m x 1.65m)

Fitted panel bath and pedestal wash basin. Tiled walls.

## Master bedroom 14' 11" x 11' 11" (4.54m x 3.62m)

Spacious bedroom to the front elevation. Ensuite shower room.

## En-suite 2' 10" x 7' 9" (0.86m x 2.35m)

En-suite shower room just off the master bedroom in contemporary black and white colourway. W/c, Pedestal wash basin and shower cubicle.

## Bedroom 2 8' 11" x 11' 11" (2.72m x 3.62m)

Double bedroom to the rear elevation.

## Garage

Single garage benefitting from a new roof and door.

## Outhouse

At the rear of the property is the brick outhouse accessed from the garden. This is an ideal storage space and houses the combi boiler. There is also a garden tap located in here.

## Front

The property is sat on a generous plot with land at the side that can be used for a number of purposes (STPP). There is a flagged front garden set over 3 levels with decorative planted pots. The driveway leads to the garage and can comfortably house 3 standard vehicles.

## Rear Garden

The rear of the property boasts a secluded patio area, leading up to an elevated, well-maintained lawn that elegantly wraps around the back of the garage and extends along the opposite side of the driveway. This versatile outdoor space offers potential for a variety of uses, making it perfect for adapting to your lifestyle needs.

## Tenure

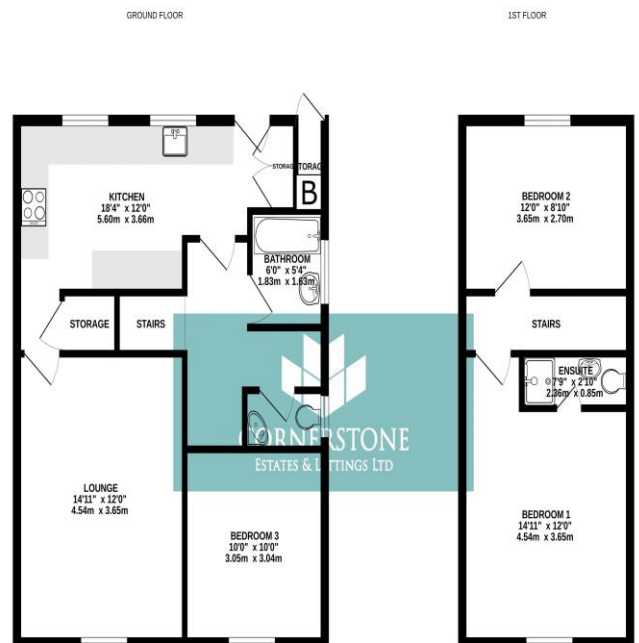
This is a leasehold property with 940 years remaining Ground Rent £20 per year

## Council tax

Band C

## 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.



While 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 operation or efficiency can be given. Made with Metropix (2020)

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