



19 Lower Dingle Oldham, OL1 4PB

3-bedroom semi-detached property, offering an exciting opportunity for those seeking a home with potential. Situated in a desirable location, the property features a spacious driveway and gardens to both the front and rear. On the ground floor, the accommodation briefly comprises an entrance porch, guest W/C, a comfortable lounge, a dining kitchen ideal for family meals, and a bright conservatory that leads out to the rear garden. The upper floor provides three bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens, with a paved patio to the side that offers potential for a garage or extension, subject to planning permission. While the property would benefit from some

3 bedrooms

Conservatory

Fitted dining kitchen

Driveway

Space to extend to the side (STPP)

W/c

Fitted bathroom

Gardens front and rear

£199,950

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Entrance Hall 6' 5" x 3' 1" (1.95m x 0.93m)

Enter through the PVC door to the lounge with access to the guest W/C to the left. Radiator and small window.

W/c 5' 10" x 2' 8" (1.77m x 0.81m)

White low level W/C and vanity wash hand basin. Radiator and small window.

Lounge 15' 8" x 14' 6" (4.77m x 4.43m)

Stairs to the first floor. Access to the dining kitchen.

Dining kitchen 8' 4" x 14' 6" (2.55m x 4.42m)

Fitted with a range of base and wall cabinets. Integrated Oven, hob and extractor fan. Combi boiler. Space for dining table. Storage cupboard.

Conservatory 12' 2" x 10' 0" (3.70m x 3.04m)

Master bedroom 14' 1" x 8' 4" (4.28m x 2.54m)

Bedroom 2 10' 2" x 8' 5" (3.09m x 2.56m)

Bedroom 3 10' 4" x 5' 11" (3.14m x 1.81m)

Bathroom 6' 0" x 6' 2" (1.82m x 1.87m)

Vanity wash basin, low level w/c and bath with shower above.

Front

Lawned garden to the front with driveway and paved patio area to the side. This space would be ideal for storage or maybe to extend the property (STPP)

Rear Garden

Private enclosed garden with composite decking area, the rest of the garden being covered with artificial grass.

Tenure

Leasehold £25 per year ground rent. 973 years remaining on the lease.

Council tax

Band A

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.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

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 is given to their operability or efficiency can be given.
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