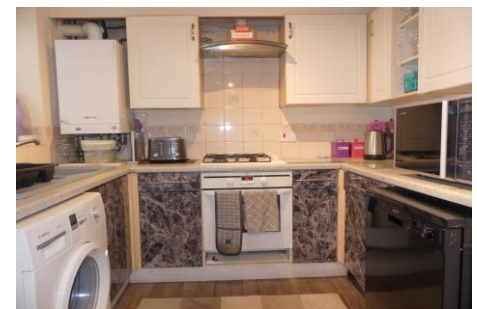




## 19 Lower Dingle Oldham, OL1 4PB

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 cosmetic updates, it presents an excellent opportunity for those with a creative vision to personalise and enhance the space. With its great location and versatile layout, this home could be a perfect long-term investment."



**3 bedrooms**

**Space to extend to the side (STPP)**

**Conservatory**

**W/c**

**Fitted dining kitchen**

**Fitted bathroom**

**Driveway**

**Gardens front and rear**

**Offers in Excess of £180,000**

# 19 Lower Dingle

## Oldham, OL1 4PB

Offers in Excess of £180,000

**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.

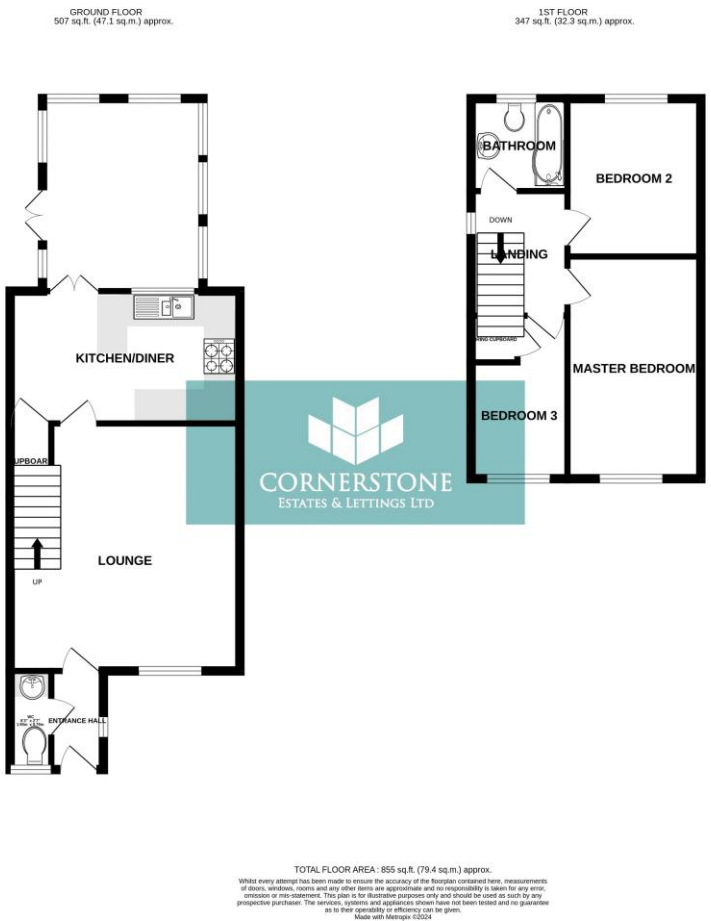
**Front**  
Lawned garden to the front with driveway and paved patio area to the side. This space would be ideal for storage or maybe to extend the property (STPP)

**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.



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.

