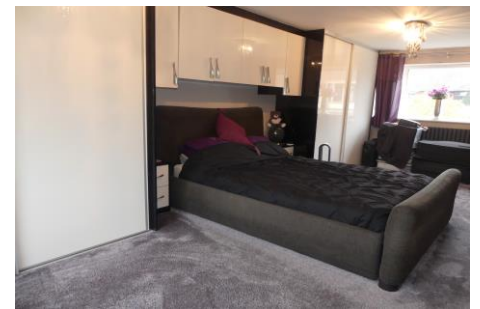




**15 Dingle Avenue
Oldham, OL2 8DD**

It's rare to find a property of this size on the market, particularly one offering such generously proportioned rooms. Ideally located in the highly sought-after Shaw area, this home is within close proximity to key amenities, including the Metrolink, popular shops, and well-regarded schools. The property boasts versatile accommodation, providing the flexibility to configure it in a number of different ways. whichever way works for you best, as there are 3 bedrooms and 3 reception rooms, one of which could easily be a bedroom. It features two bathrooms, one of which is downstairs, with the added potential to create an en-suite in the main bedroom. A fantastic modern fitted kitchen with cleverly concealed utility area. Externally, the property benefits from parking for at least three vehicles, a spacious patio area, and a well-maintained lawned garden. We strongly encourage you to arrange a viewing to fully appreciate the expansive living space this family home offers.



Large Property

3/4 Bedrooms with scope for more

Home buisness potential

Cleverly consealed utility area

Spacious rooms

Two Bathrooms (one being downstairs)

Spectacular quality kitchen

Gas central heating

£375,000

Front garden

Large blocked paved driveway with space for ample cars

Entrance Hallway 19' 10" x 3' 4" (6.04m x 1.01m)

Welcoming hallway with Amtico flooring leading to all downstairs rooms.

Lounge 16' 11" x 10' 6" (5.16m x 3.21m)

Large airy room with oak plinth over the fireplace, which holds the log burning stove. Carpeted flooring.

Kitchen/Breakfast Room 12' 10" x 20' 3" (3.91m x 6.18m)

Fabulous quality modern textured grey fitted kitchen that is extremely spacious. Boasting a large breakfast bar island, Dark grey Blanco sink unit, drawers galore, 5 burner induction hob, wine cooler, Fan oven with fitted microwave above. Integral fridge and freezer. Integral bins. Cleverly designed hidden useful utility area which houses the washer dryer and a vertical radiator. Amtico flooring. Patio doors open onto a large patio area which leads to the good sized lawned area.

Bathroom 6' 8" x 5' 5" (2.03m x 1.64m)

White modern 3 piece suite complemented with black gloss fitted furniture. Vertical modern rad. laminate tiled flooring.

Dining Room 21' 4" x 10' 8" (6.50m x 3.25m)

Wonderful room that could easily be split into 2 rooms that would still both be spacious, or used for many other uses.

Bedroom 4/Beauty room 10' 2" x 17' 4" (3.10m x 5.29m)

Large room currently being used as a beauty room with two windows, therefore this room could be split into 2 rooms.

Bedroom 1 22' 2" x 10' 8" (6.76m x 3.26m)

Spacious room which could easily be converted into two bedrooms or add an en-suite, as room has windows at either end of the room.

Bedroom 3 10' 9" x 14' 1" (3.27m x 4.30m)

Spacious size double room at rear

Bedroom 2 11' 9" x 14' 1" (3.59m x 4.29m)

Delightful front bedroom that is very spacious and light. Under eaves storage that houses the boiler.

Shower Room 7' 3" x 5' 9" (2.21m x 1.75m)

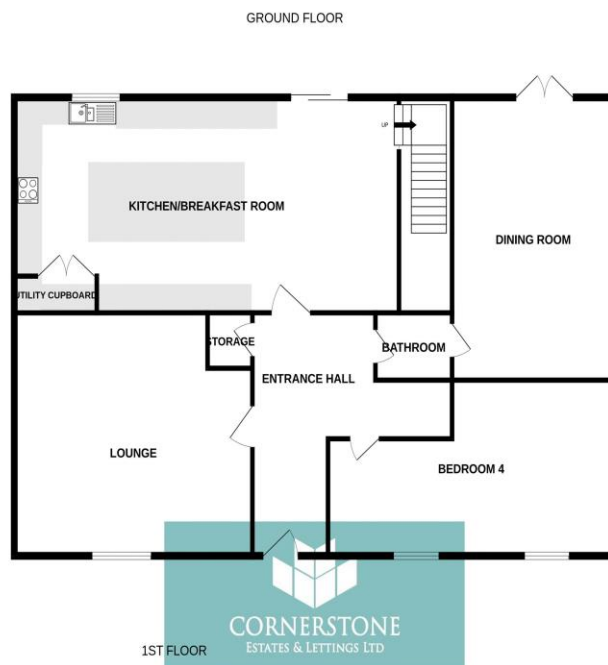
Tasteful shower room that has lovely complementary tiling.

Tenure

We are advised this is Leasehold with 889 years remaining and £17 per year ground rent

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.



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.
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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.

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