



156 Thornham Road Oldham, OL2 7LW

Beautiful Views and fab location. We are delighted to be given the opportunity to bring to the market this much loved period semi detached property in the most fabulous position to take in amazing views which truly are impressive. The property also has the benefit of being very close to a variety of amenities. Within walking distance you have access to a good variety of local independant shops, St Marys Primary School and Crompton House Senior Schools plus great transport facilities!! what more could you ask for!! This period semi detached house comprises entrance vestibule, lounge, dining kitchen and garden room/conservatory. The first floor provides three bedrooms and a bathroom. Externally the property has a garden to front and a well established private garden to the rear which clearly has been lovingly nurtured for many years giving a lot of pleasure to the owners. No Chain. The property benefits from gas central heating and is connected to mains electricity, water and sewers. EPC D

Beautiful views

Three bedrooms

Well regarded area

Semi- detached

Conservatory

Large kitchen/Diner

£184,950

Entrance Porch - 2'10" (0.86m) x 4'11" (1.5m)

2' 10" x 4' 11" (0.86m x 1.50m)

Fitted carpet, door to.

entrance Vestibule

Matwell, door to.

Lounge 13' 11" x 14' 5" (4.24m x 4.39m)

Fitted carpet, radiator, electric fire in surround, power points, dado, picture rail, meter cupboard, double glazed window to front, door to.

Dining Kitchen 11' 11" x 14' 5" (3.63m x 4.39m)

Fitted with a matching range of wall and base units with work top space over, stainless steel sink unit, laminate flooring, power points, radiator, electric oven with gas hob, extractor hood, plumbed for automatic washing machine, door to.

Garden Room/Conservatory 7' 2" x 6' 7" (2.18m x 2.01m)

Vinyl flooring, power points, double glazed window to rear, door to rear garden.

Landing

Fitted carpet, loft access.

Principal Bedroom 13' 11" x 11' 2" (4.24m x 3.40m)

Fitted carpet, power points, radiator, double glazed window to front. VIEWS!!

Bedroom 11' 11" x 8' 0" (3.63m x 2.44m)

Fitted carpet, power points, radiator, storage cupboard, double glazed window to rear.

Bedroom 10' 9" x 4' 6" (3.27m x 1.37m)

Fitted carpet, power points, radiator, double glazed window to side.

Bathroom/w.c. - 8'10" (2.69m) Max x 6'0" (1.83m) Max 8' 10" x 6' 0" (2.69m x 1.83m)

Fitted with a three piece suite comprising deep panelled cast iron bath with shower over, low flush w.c. wash hand basin, radiator, vinyl flooring, double glazed window to rear.

Externally

This property has the most fabulous views over Manchester and beyond due to its amazing position. When you look out of the windows on the first floor you can spend hours viewing so many interesting landmarks etc plus panoramic views of the countryside. There is also a lovely small garden to the front and the owners of the property were keen gardeners which is evident on inspection of the beautiful established secure garden to the rear.



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.

