



31 Grampian Way Oldham, OL2 7RA

This charming semi-detached dormer bungalow offers flexible living in a sought-after Shaw location, within walking distance of local amenities. The ground floor comprises an entrance vestibule, a dining room that opens into the lounge, a spacious dining kitchen, and two bedrooms, both with fitted wardrobes. Upstairs, there is an additional bedroom featuring built-in storage and bedside tables. Externally, the property boasts a long paved driveway for ample parking, a detached garage, and a beautifully tiered garden with planted shrubs, a pond, and patio areas for outdoor enjoyment.



3 bedrooms

2 reception rooms

Modern fitted shower room

Detached garage

Modern fitted kitchen

2 fitted bedrooms

Driveway

FREEHOLD

£239,950

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Lounge 13' 6" x 12' 1" (4.11m x 3.69m)

Lounge with sliding doors opening to the dining room. Stone built fireplace.

Dining Room 12' 0" x 12' 2" (3.67m x 3.7m)

Doors to hallway, lounge and kitchen, and stairs to the first floor, this room is the hub of the home.

Kitchen/Breakfast Room 15' 1" x 15' 11" (4.60m x 4.84m)

The modern kitchen is fitted with built in base and wall cabinets and comes with integrated double ovens, dishwasher, hob and extractor fan. Space for fridge freezer and washing machine and breakfast table. Finished off with Karn Dean flooring.

Bedroom 1 12' 3" x 11' 1" (3.73m x 3.39m)

To the first floor is the master bedroom with fitted drawers and bedside tables and eaves wardrobes with sliding mirrored doors.

Bedroom 2 10' 0" x 8' 2" (3.05m x 2.50m)

On the ground floor, this bedroom has fitted wardrobes and space for a desk

Bedroom 3 8' 8" x 11' 6" (2.64m x 3.50m)

To the ground floor this bedroom has fitted wardrobes.

Shower Room 5' 9" x 6' 0" (1.74m x 1.83m)

Well fitted shower room with corner shower and vanity wash basin and w/c. Chrome heated towel rail.

Front garden

The front garden has been paved to offer greater parking options. There is a storage unit and access to the useful storage space under the house

Tenure

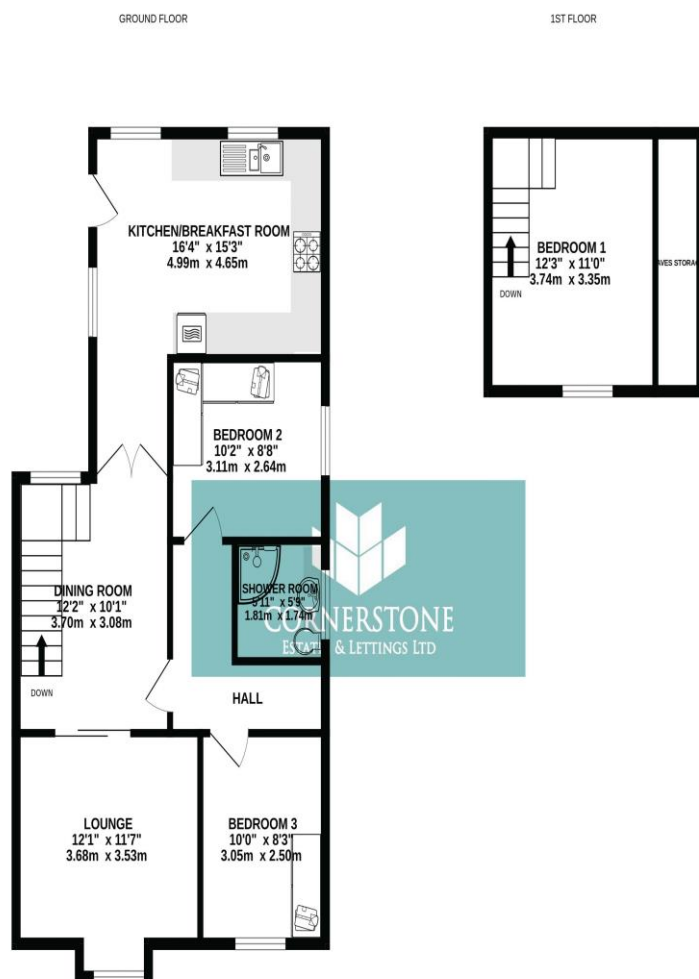
Freehold

Council Tax

Band C

Financial advice

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