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8 Farrowdale Avenue Oldham, OL2 7AE

This charming semi-detached dormer bungalow is perfect for those seeking adaptable ground-floor living, set in a prime location within walking distance of Shaw's local amenities and offering lovely views to the front. The ground floor features an entrance porch, a bright lounge, a kitchen, a double bedroom with fitted wardrobes, and a second bedroom currently used as a dining room. Upstairs, a spacious bedroom boasts built-in wardrobes, a dressing room, additional storage, and an en-suite shower room. Externally, the property offers a long paved driveway leading to a detached garage and a beautifully maintained garden with planted shrubs, a patio area, and further development potential.

3 double bedrooms

Garage

Gardens

Versatile property

2 bathrooms

Modern fitted kitchen

Driveway

Walking distance from Shaw Centre

£229,950

Lounge

Fitted fireplace. Large window. Wall lights.

Kitchen

Fitted with a range of base and wall cabinets, there is an integrated double oven, gas hob and extractor fan. Space for under counter fridge, freezer and washing machine. Door to back garden.

Bathroom

On the ground floor, this shower room has a low level access walk in shower with glass screen. Rainfall and radio shower heads. W/c. Pedestal wash hand basin.

Bedroom 1

Large bedroom to the first floor with fitted wardrobes and eaves storage. Door to the dressing area and en suite shower room.

Dressing Room

Door to en suite and door to eaves storage.

En-suite

Corner shower, w/c and wash hand basin. Part tiled walls. Radiator.

Bedroom 2

O the ground floor this double bedroom has fitted wardrobes and overlooks the rear garden.

Bedroom 3

Currently being used as a dining room, this double bedroom has a storage cupboard with boiler in.

Front

Mature gardens and shared drive leading to the detached garage.

Rear Garden

Paved patio area and path leading to the garden shed. Laid to lawn. Not overlooked

Garage

Electric up and over garage door. Side window for natural light. Electricity supply and lighting.

Tenure

Council Tax

Band C

Financial advice

Tenure

Leasehold with 949 years remaining and a ground rent of £6 per year.

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 efficien 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.