



229 Rochdale Road Oldham, OL2 7JD

Nestled within its own private and secluded grounds, this impressive detached true bungalow is situated in the highly sought-after area of High Crompton. This much-loved family home, individually built by the owner, offers an excellent opportunity for modernisation and development, making it an ideal investment for buyers seeking potential for perfect development and profit. The property features a spacious sunshine lounge, an expansive kitchen-diner, three well-proportioned bedrooms, a wide entrance hall, a four-piece family bathroom, and a separate W/C. A standout feature is the versatile garage, divided into three zones, complete with side windows and an electricity supply—perfect for multiple uses. With significant scope for improvement, developers and builders are strongly encouraged to view to fully appreciate the potential this property has to offer.

Set in private gardens

Detached

3 bedrooms

Sunshine lounge

True bungalow

No Chain

Large dining kitchen

Large garage

£450,000

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Lounge 19' 11" x 15' 11" (6.06m x 4.85m)

Large lounge with picture window overlooking the gardens to the front and 2 windows to the rear. Feature fireplace.

Kitchen/Diner 19' 3" x 12' 2" (5.86m x 3.71m)

Fitted with retro kitchen cabinets. 2 windows overlooking the south facing garden and rear entrance.

Bedroom 1 14' 10" x 14' 11" (4.52m x 4.54m)

South facing to the rear of the property.

Bedroom 2 12' 10" x 13' 11" (3.92m x 4.24m)

Large bedroom to the front elevation

Bedroom 3 12' 3" x 5' 7" (3.73m x 1.70m)

Family Bathroom 7' 9" x 10' 2" (2.35m x 3.11m)

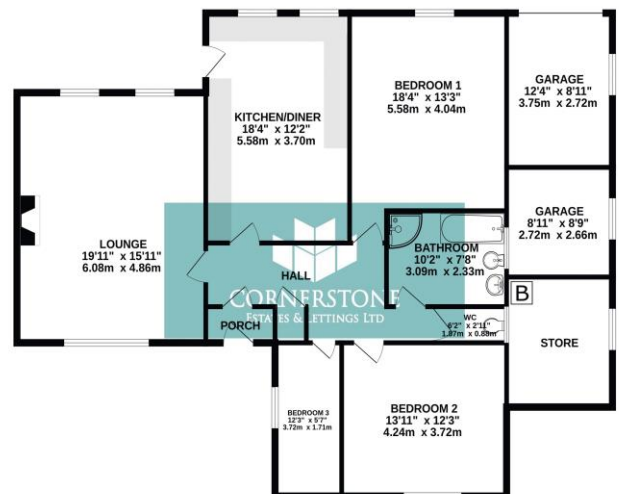
large bathroom with fitted corner shower, panel bath bidet and pedestal wash basin.

w/c 6' 1" x 2' 11" (1.86m x 0.88m)

Garages

The garage is in 3 sections each with a side window and accessed by the electric up and over door. Lots of scope for further development to make them part of the home. 3.73 X 2.72 2.76 X 2.72 3.16 X 2.76 Housing the boiler.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, wall, ceiling and any other items are approximate and are not intended to be used as such for any prospective purchaser. The correct square and appliance sizes have not been stated and no guarantee as to their operability or efficiency can be given.
Made with MyHomeplan 10/2020

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.

