



97 Haven Lane Oldham, OL4 2QH

Spacious 3-Bedroom Semi-Detached Home – Moorside, Oldham
Offered at a fantastic price, this three-bedroom semi-detached property in the popular Moorside area presents an exciting opportunity for anyone looking to modernise and create their ideal home. The accommodation comprises an entrance porch leading into a welcoming hallway, a spacious lounge, separate dining room, and a kitchen. Upstairs, there are two generous double bedrooms, a third single bedroom, a fitted bathroom, and a separate WC. Externally, the property benefits from a good-sized driveway to the front, a rear garden with plenty of potential, and a garage which includes a useful utility/laundry area. Ideal for buyers looking for a project or those keen to put their own stamp on a home – early viewing is highly recommended.



3 bedrooms

Semi Detached

Driveway

2 reception rooms

Fitted kitchen

Utility garage

Fitted bathroom

Fitted wardrobes

£230,000

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- Lounge** 11' 3" x 12' 3" (3.42m x 3.73m)
Feature fireplace, bow window.
- Dining Room** 11' 2" x 11' 6" (3.40m x 3.51m)
TO the rear of the property this room has French doors opening to the garden. Feature fireplace and period surround.
- Kitchen** 10' 0" x 6' 5" (3.06m x 1.96m)
White base and wall cabinets. Integrated oven and hob. Space for fridge and freezer. Pantry / cupboard. Door to side and garage.
- Bedroom 1** 12' 11" x 9' 3" (3.93m x 2.83m)
To the front elevation. Bow window. Fitted wardrobes.
- Bedroom 2** 11' 4" x 10' 4" (3.45m x 3.16m)
To the rear elevation with fitted wardrobes.
- Bedroom 3** 7' 2" x 7' 2" (2.19m x 2.18m)
Currently being used as a home office.
- Bathroom** 5' 6" x 6' 6" (1.68m x 1.98m)
Vanity wash hand basin and panel bath with shower above.

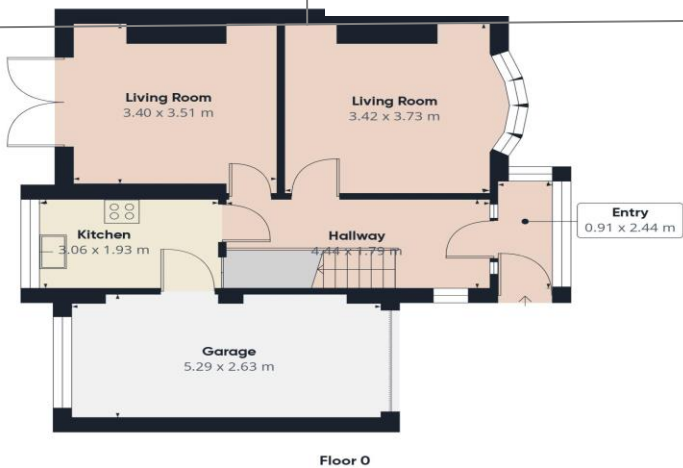
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Garage 17' 3" x 8' 8" (5.259m x 2.63m)
Longer than average garage to easily fit a car inside. Still space for the utility area which is plumbed for automatic washing machine and tumble dryer. Window to the rear. Door to the side exit which is aligned with the door to the kitchen.

Front garden
Block paved driveway for 2 or more cars that leads to the garden. Trimmed hedges for privacy.

Rear Garden
Paved patio, lawn area and raised flower bed to the side.

Tenure
We are advised this is leasehold with 912 years remaining. Please consult your solicitor about the ground rent.



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.

