



32 Manor Road Oldham, OL2 7JJ

Detached True Bungalow | Sought-After High Crompton Location | Spacious Layout with Potential | Integral Garage | Ideal Forever Home

Located in the heart of High Crompton, this detached true bungalow offers a rare opportunity for those looking for a long-term, future-proof home in a peaceful and desirable location. Set on a generous plot, the property features a welcoming entrance hall, two well-sized double bedrooms, a bright lounge that opens into the dining area, and a sunny garden room overlooking the rear garden. A fitted kitchen and separate utility room provide practical day-to-day space, while the layout offers plenty of potential to remodel and tailor the interior to your needs. The home also benefits from an integral garage, ideal for



2 double bedrooms

Vacant possession

Separate utility

Fitted bathroom

Lounge / dining room

Fitted kitchen

Sun room

Detached true bungalow

£339,950

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Tenure
Leasehold withn930 years remaining and £7.30pa ground rent.

Lounge 11' 11" x 14' 5" (3.63m x 4.39m)
Bay window. Laminate flooring. Feature fireplace. Open t o the dining room.

Dining Room 12' 0" x 12' 7" (3.65m x 3.83m)
Open to the lounge, sliding doors that lead to the sun room. Door to the kitchen and hallway.

Kitchen 8' 10" x 9' 7" (2.68m x 2.91m)
Fitted kitchen in white. Pantry. Door to small hallway and utility room.

Utility room 8' 2" x 2' 11" (2.48m x 0.90m)
plumbed for an automatic washing machine. combi boiler. shelves for storage.

Sun room 8' 8" x 7' 0" (2.65m x 2.13m)
Pvc and glazed construction, this sun room opens the rear garden.

Bathroom 7' 10" x 8' 0" (2.40m x 2.44m)
4 piece bathroom. corner shower, pedestal wash basin, low level w/c. Tiled walls.

Bedroom 1 12' 0" x 12' 10" (3.67m x 3.92m)
Double bedroom to the front elevation. Bay window.

Bedroom 2 9' 10" x 11' 1" (3m x 3.38m)
Double bedroom to the rear elevation.



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.

