



10 Scarr Lane Oldham, OL2 8HQ

This beautifully presented three bedroom semi-detached property offers an excellent opportunity for families, located in a sought after area of Shaw. The ground floor features a inviting entrance hall, a comfortable spacious living room and a beautiful fitted kitchen/ diner with patio doors leading into the rear garden. Upstairs, there are 3 spacious bedrooms alongside a modern family bathroom with a walk in shower. Externally the property features a large double driveway and lawned garden to the front. the rear of the property is a perfect for entertaining with a stone flagged patio. The property benefits from excellent transport links including the M62 motorway network, the metrolink is within walking distance with connections to Rochdale & Manchester.



Double driveway

Semi Detached

South Facing Garden To the Rear

3 Bedroom

Fitted Kitchen

Dining area

No Chain

£279,950

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Entrance Hallway 29' 6" x 15' 3" (9m x 4.65m)

Living Room 11' 2" x 15' 3" (3.4m x 4.64m)

Kitchen/Diner 17' 4" x 9' 2" (5.29m x 2.79m)

Family Bathroom 7' 6" x 5' 3" (2.28m x 1.6m)

Bedroom 1 9' 7" x 11' 1" (2.92m x 3.37m)

Bedroom 2 9' 6" x 9' 6" (2.9m x 2.9m)

Bedroom 3 7' 6" x 7' 7" (2.28m x 2.3m)



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.

