



- Semi Detached Property
- Three Bedrooms
- Lounge & Dining Kitchen
- Downstairs WC
- Family Bathroom
- Parking & Garden
- No Onward Chain
- Sold As A 40% Share

152 Drury Lane  
Oldham, OL9 8EU

£92,000

A well presented three bedroom semi detached property, located on this popular development. Being sold as a 40% share, the ground floor accommodation comprises of an entrance hall, downstairs WC, lounge and a dining kitchen. To the first floor there are three good sized bedrooms and a family bathroom. Externally the property occupies a corner position, with off road parking for two vehicles and an enclosed garden. No onward chain. Rent, management charge and insurance £304.02 PCM. Lease 119 years.

### Ground Floor

**Entrance Hall 11' 6" x 4' 4" (3.50m x 1.32m)**

Radiator, wood effect floor, stairs to first floor.

**Lounge 15' 9" x 10' 6" (4.80m x 3.20m)**

Radiator, wood effect flooring, windows to front and side.

**Dining Kitchen 16' 5" x 15' 4" (5.00m x 4.67m)**

Range of base and eye level units incorporating a sink and drainer, gas hob with extractor over, double oven, space for washing machine, built in fridge freezer, storage cupboard, spot lighting, radiator, window to front, French doors to side.

**Downstairs WC 7' 3" x 4' 7" (2.21m x 1.40m)**

Low level WC, wash basin, radiator, wood effect flooring, window to front.





## First Floor

### Landing

**Bedroom One** 15' 6" x 9' 4" (4.72m x 2.84m)

Radiator, windows to side and front.

**Bedroom Two** 14' 2" x 8' 11" (4.31m x 2.72m)

Radiator, windows to front and side.

**Bedroom Three** 9' 9" x 7' 3" (2.97m x 2.21m)

Radiator, window to side.

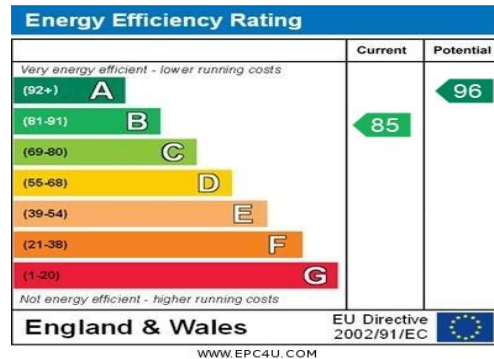
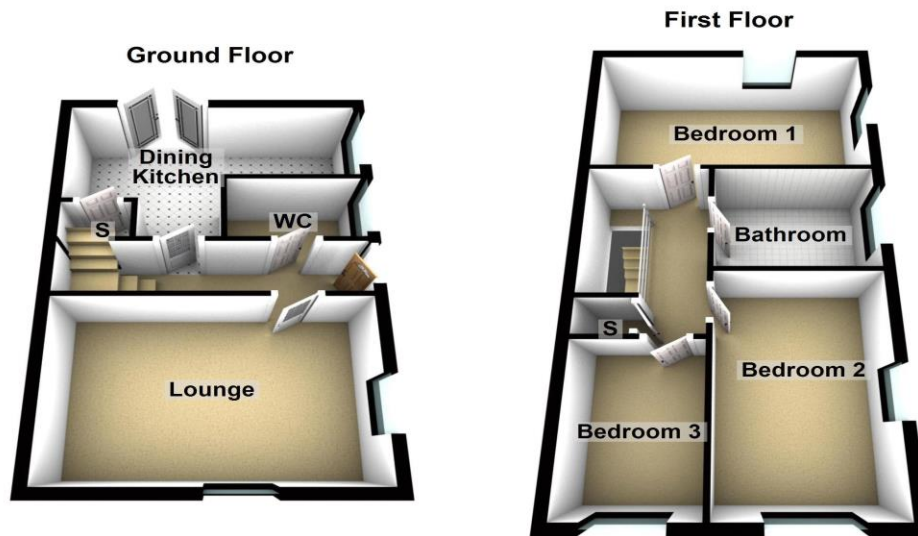
**Family Bathroom** 7' 9" x 6' 9" (2.36m x 2.06m)

Low level WC, wash basin, panelled bath with shower over, radiator, part tiled walls, spot lighting, window to front.

### External

Externally the property occupies a corner position, with off road parking for two vehicles and an enclosed garden.





**Tenure:** We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

**Services:** All main services are understood to be connected to the property. No services or appliances have been tested.

**Agents Notes:** We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

**Property Misdescriptions Act 1991:** These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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