



3 Gosforth Close

, Oldham, OL1 4TD

Asking Price £265,000



*****FABULOUS LIVING***IMMACULATE THROUGHOUT***FULLY EXTENDED***LANDSCAPED***FREEHOLD ***PROPERTY***GARDENS***GARAGE***DRIVEWAY***ENSUITE BATHROOM***BEAUTIFUL FAMILY HOME***VIRTUAL TOUR*** Cousins Estate Agents are delighted to present this unique FOUR BEDROOM SEMI DETACHED FAMILY HOME located in a popular cul-de-sac location in Derker, Oldham.**

This extended home has been thoughtfully designed and offers high-level modern living. The internal accommodation includes: Entrance hall, Front lounge, Dining room - open plan to - additional living space and the bespoke, integrated modern kitchen, Downstairs WC, Integral garage with fitted utility area including washer/dryer points sink and additional kitchen units. Upstairs: Master bedroom with en-suite bathroom, three additional bedrooms and modern family bathroom.

Externally, there is a lawned front garden and driveway, and to the rear a spacious, landscaped garden with decked patio area and additional lawn/planting areas.



Entrance Hall 3'3"*2'11" (1*0.9)

Composite glazed front door. Feature vertical radiator with mirrored centre. Light fitting

Lounge 11'4"*14'10" (3.46*4.53)

Front facing. uPVC window with blinds and curtains. Feature wall. Carpet. Radiator. Central light fitting.

Dining room 9'6"*18'1" (2.9*5.52)

Open plan dining area benefiting from the bright kitchen/living area. Door to downstairs WC. Wood finish flooring. Wallpapered feature walls. Set of hanging feature light pendants over table area.

Kitchen/Living area 27'10"*8'9" (8.5*2.69)

Large rear extension housing spacious kitchen and general living unit. Open plan to Dining room. Wall hung TV with internal sockets. Large tri-folding glass patio doors open to decked patio area. Skylights complement the natural feel and bring additional light to create a unique living experience! The kitchen area has an additional uPVC back window with an array of ceiling spots to finish off the modern look. Kitchen units consist of matching lower and upper handleless units with a wood-finish worktop. Integrated appliances and a range cooker make this the perfect modern kitchen! Vertical feature radiator and wood finish flooring throughout.

Downstairs WC 5'2"*5'2" (1.6*1.6)

Toilet and sink basin with tiled splashback. Wood finish flooring. Door to additional storage area

Internal Garage 13'9"*15'7" (4.21*4.765)

Spacious garage with electric door. Utility and kitchen unit installed with sink, cupboards microwave and washer/dryer points available.

Master Bedroom 15'7"*13'9" (4.765*4.21)

Large double room. Front facing uPVC window with curtains and blinds. Ensuite bathroom. Wall hung TV with internal sockets. Light pendant. Radiator. Carpet.

Ensuite 3'11"*9'9" (1.2*2.975)

Ensuite to master bedroom with external uPVC side window. Three piece bathroom suite including WC sink with splashback and walk-in shower.

Bedroom 2 11'1"*10'9" (3.4*3.3)

Double room. Rear view with uPVC windows blinds and curtains. Carpet. Light pendant. Radiator

Bedroom 3 10'4"*11'1" (3.165*3.4)

Double room. Front aspect with uPVC windows blinds and curtains. Carpet. Light pendant. Radiator

Bedroom 4 8'9"*7'2" (2.686*2.2)

Single room. Front aspect with uPVC windows blinds and curtains. Carpet. Light pendant. Radiator

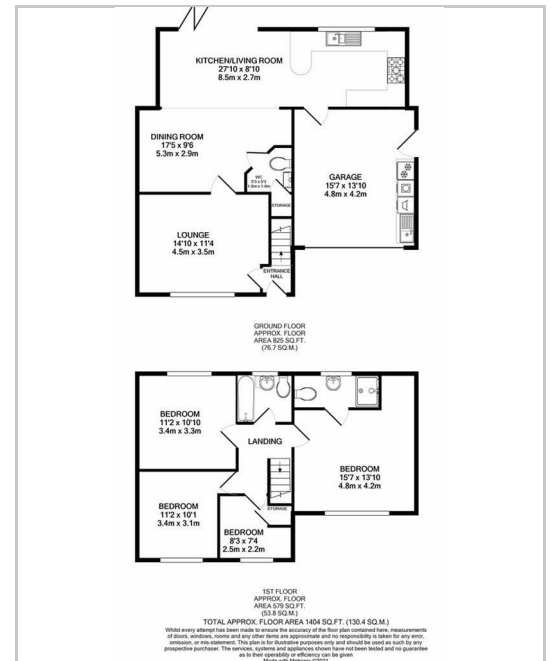
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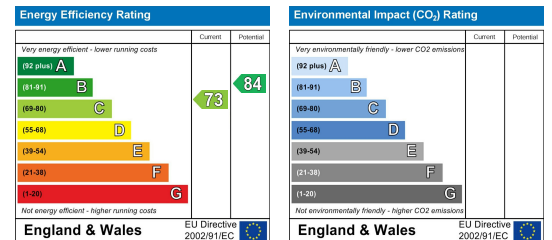
Area Map



Floor Plans



Energy Efficiency Graph



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