



## 10 Arncliffe Rise

, Oldham, OL4 2LZ

**Offers Over £190,000**

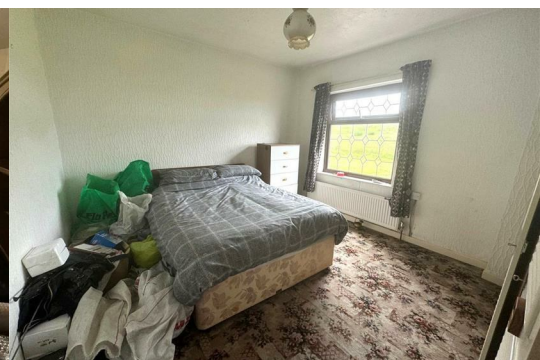


**\*\*CHAIN FREE\*\* \*\*SEMI-DETACHED\*\* \*\*IDEAL FOR INVESTORS & FIRST TIME BUYERS\*\* \*\*LARGE REAR GARDEN\*\* \*\*OPEN ASPECT\*\***

Cousins Estate Agents are thrilled to present this delightful three-bedroom semi-detached family home, situated on a generous plot nestled in the highly sought-after area of Moorside. Offering excellent potential for further development, this property is perfect for investors and first-time buyers alike.

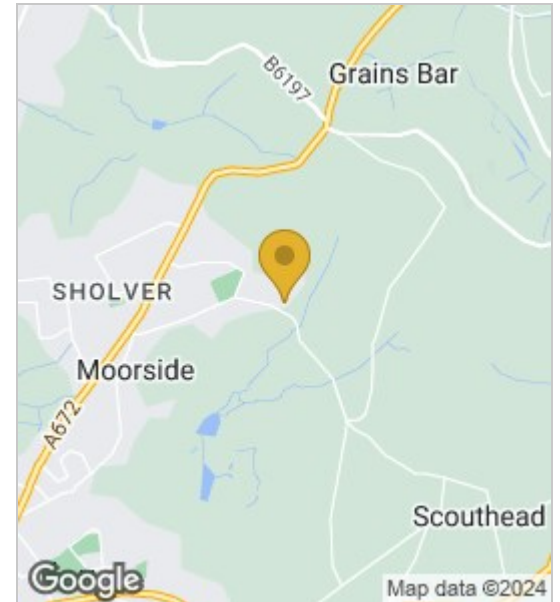
The ground floor features an inviting entrance hall with two spacious storage rooms, a comfortable lounge, a kitchen/breakfast room, and a dining room. Upstairs, you will find three well-proportioned bedrooms and a family bathroom.

The house offers both front and rear gardens. The expansive rear garden boasts a lush lawn, providing a private and tranquil outdoor space that is not overlooked.

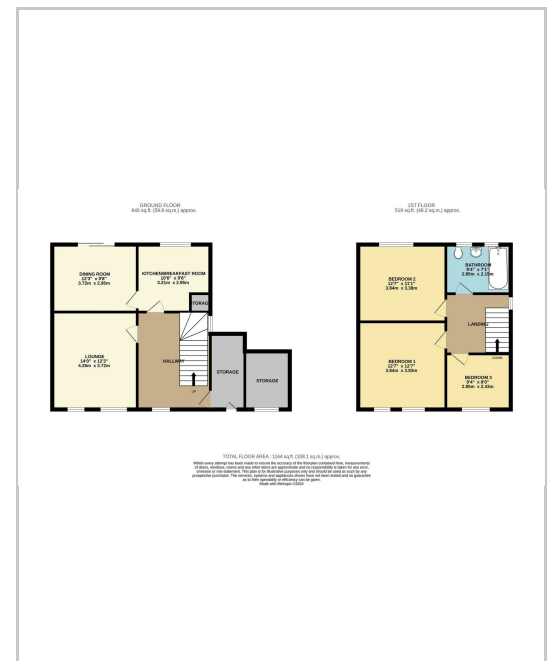


- lounge
- Dining room
- Kitchen / Breakfast room
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family Bathroom

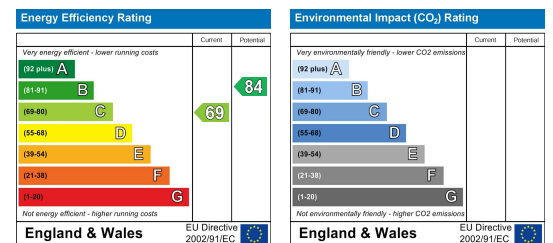
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

