



# 1 Maltby Court

, Oldham, OL4 5EB

**Offers Over £325,000**



**\*\*\*BEAUTIFULLY PRESENTED\*\*\*THREE BEDROOMS\*\*\*EN-SUITE\*\*\*UTILITY ROOM\*\*\*DOWNSTAIRS WC\*\*\*GARDENS\*\*\*GARAGE\*\*\*DRIVEWAY\*\*\* Cousins Estate Agents are delighted to present this three bedroom detached property tastefully decorated offering contemporary high-end living located in a quiet and popular cul-de-sac position in Lees just off Rhodes Hill, within easy reach of Lees Village and Saddleworth Villages offering easy access to shops, schools and transport links.**

The property comprises of entrance hall providing access to the lounge which leads to the open plan modern diner/kitchen, utility room and downstairs w/c. The first floor has 3 double bedrooms (master en-suite) and family bathroom. The property also has a single integral garage with utilities and off-road parking for 1 car. Externally there is a lawn to the front and an extensive, private garden with paved patio area and raised lawn to the rear. Additional features include: External EV charger, range cooker & modern fittings.

The property sits with easy reach of local shops, schools and transport links with the M60 & M62 motorway networks within easy reach as well as metrolink and train stations allowing easy access to Manchester City Centre. There are two primary schools within walking distance, and further schools a short drive away.



## Entrance Hall

Living Room 13'3"\*10'4" (4.06\*3.17)

Kitchen/Diner 16'8"\*9'1" (5.1\*2.77)

Utility Room 5'0"\*5'8" (1.53\*1.75)

Downstairs WC 3'8"\*9'1" (1.14\*2.77)

Master Bedroom 17'1"\*9'1" (5.23\*2.79)

En-suite 5'3"\*5'10" (1.62\*1.79)

Bedroom 2 12'2"\*10'5" (3.71\*3.2)

Bedroom 3 10'3"\*9'11" (3.14\*3.03)

Bathroom 5'3"\*6'9" (1.62\*2.07)

## Tenure: Leasehold

Lease Start Date 06 Dec 2001

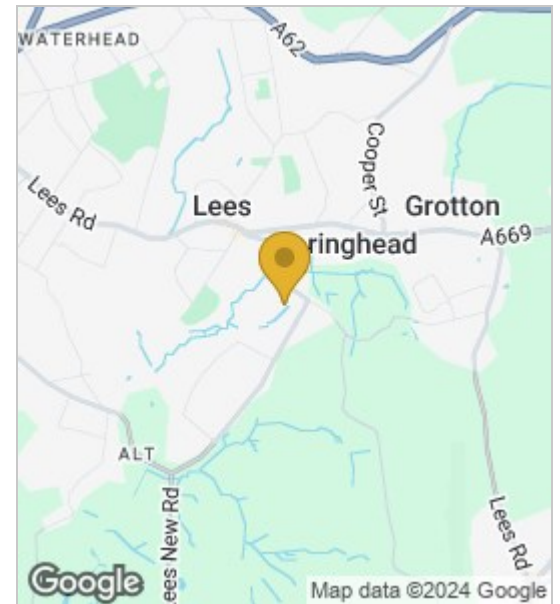
Lease End Date 01 Oct 2999

Lease Term 999 years from 1 October 2000

Lease Term Remaining 976 years

## Council Tax Band: D

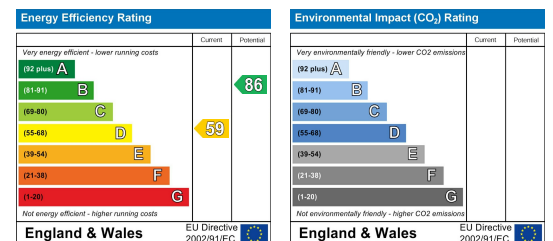
## Area Map



## 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.

