



Offers Over £475,000

Gulvain Place, Oldham

- Detached Property
- Four Bedrooms
- Fully Fitted Kitchen
- Lounge
- Dining Room
- Master Bedroom With En-Suite
- Shower Room
- Generous Garden
- Popular Residential Area
- Viewings Are Highly Recommended

This beautifully presented four bedroom, detached property offers generous family accommodation and boast high quality amtico flooring throughout the whole of the ground floor and granite worktops to the fully fitted kitchen. This prestige property is situated on the extremely popular Swallow Field development, within easy access of excellent local schools and amenities, public transport links including Mills Hill train station and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, downstairs WC, fully fitted intergrated kitchen, utility room, dining room and conservatory all to the ground floor. The first floor comprises of four bedrooms, master with en-suite, and shower room. Externally to the front of the property is a lawn garden and block paved driveway providing ample off road parking and leading to an attached garage, whilst to the rear of the property is a decked patio, lawn garden additional decked patio area and gated side access. The property further benefits from UPVC double glazing and gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a UPVC double glazed composite entrance door with radiator, amtico flooring and stairs leading to first floor.

LOUNGE : Amitco flooring, feature electric fire and surround and UPVC double glazed leaded window to front elevation.



DOWNSTAIRS WC : Amtico flooring, sink and WC, radiator and UPVC double glazed window.



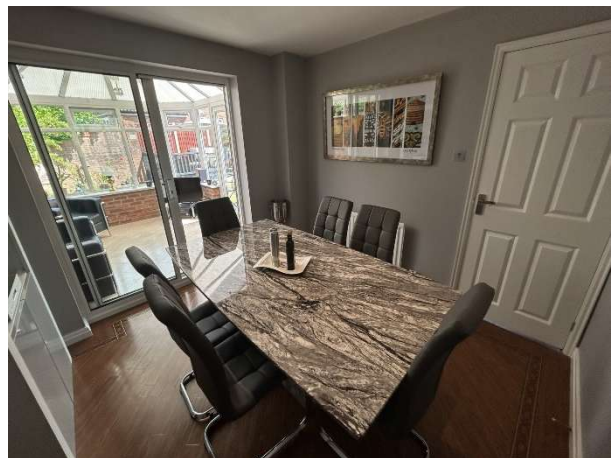
KITCHEN : Amtico flooring, range of wall and base units with granite worktops, one and a half bowl inset sink unit with mixer tap, intergrated oven with five ring gas hob and extractor hood above, intergrated fridge freezer and dishwasher, under stairs storage cupboard, spotlights to ceiling and two UPVC double glazed windows to rear elevation.



UTILITY : Amtico flooring, plumbed for washing machine and dryer, radiator, spotlights to ceiling and UPVC double glazed door leading to rear.



DINING ROOM : Amtico flooring, radiator, spotlights to ceiling and UPVC sliding doors to conservatory.



CONSERVATORY : Brick and UPVC construction with UPVC double French doors leading to rear garden.



LANDING : Loft access hatch and built in storage cupboard.



BEDROOM 1 : Double bedroom with fitted wardrobes, radiator and UPVC double glazed window.



EN-SUITE : Comprising of shower, sink and WC, spotlights to ceiling and UPVC double glazed window.



BEDROOM 2 : Double bedroom with laminate flooring, fitted wardrobes, radiator and UPVC double glazed window.



BEDROOM 3 : Rear double bedroom with laminate flooring, radiator and UPVC double glazed window.



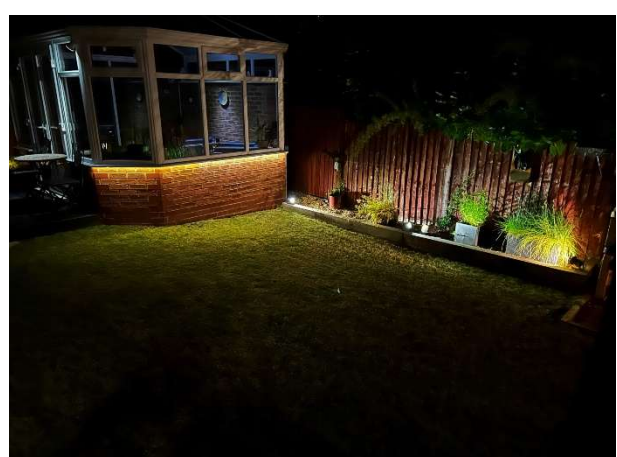
BEDROOM 4 : Rear single bedroom with radiator and UPVC double glazed window.



SHOWER ROOM : Comprising of shower cubicle sink and WC, fully tiles walls and floor, towel radiator, spotlights to ceiling and UPVC double glazed window.

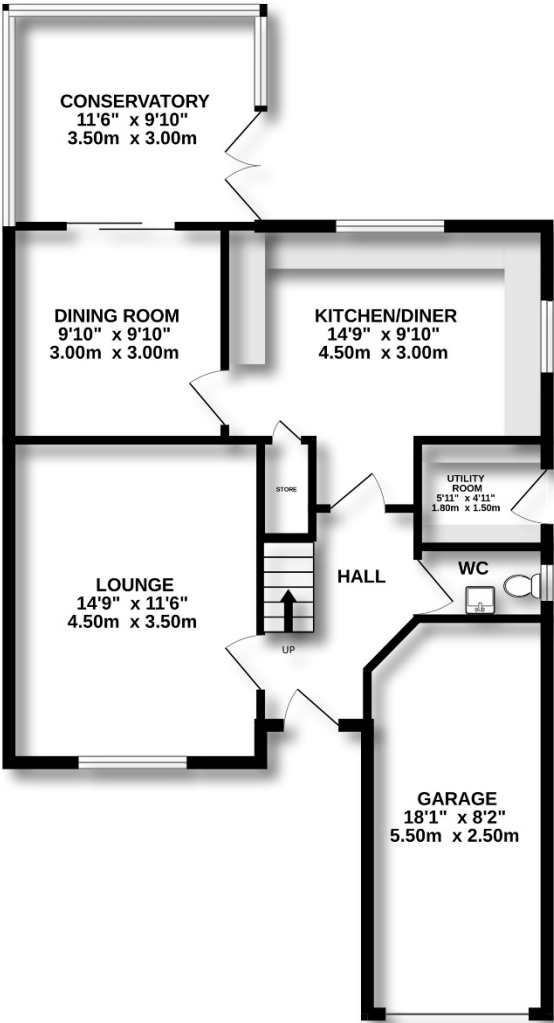


OUTSIDE : Externally to the front of the property is a lawn garden and block paved driveway providing ample off road parking and leading to an attached garage, whilst to the rear of the property is a decked patio, lawn garden additional decked patio area and gated side access.

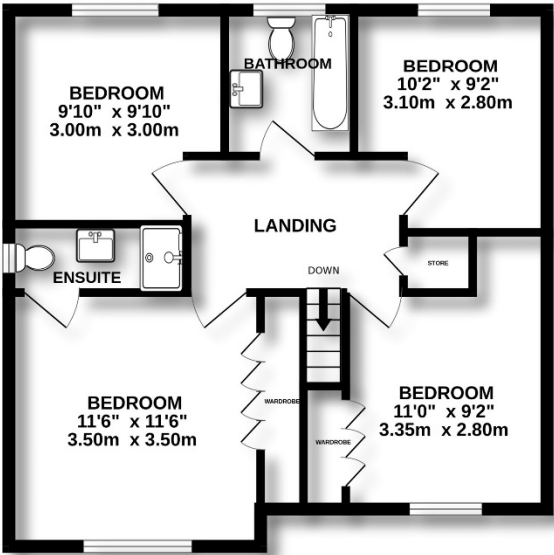


Floor Plan

GROUND FLOOR



1ST FLOOR

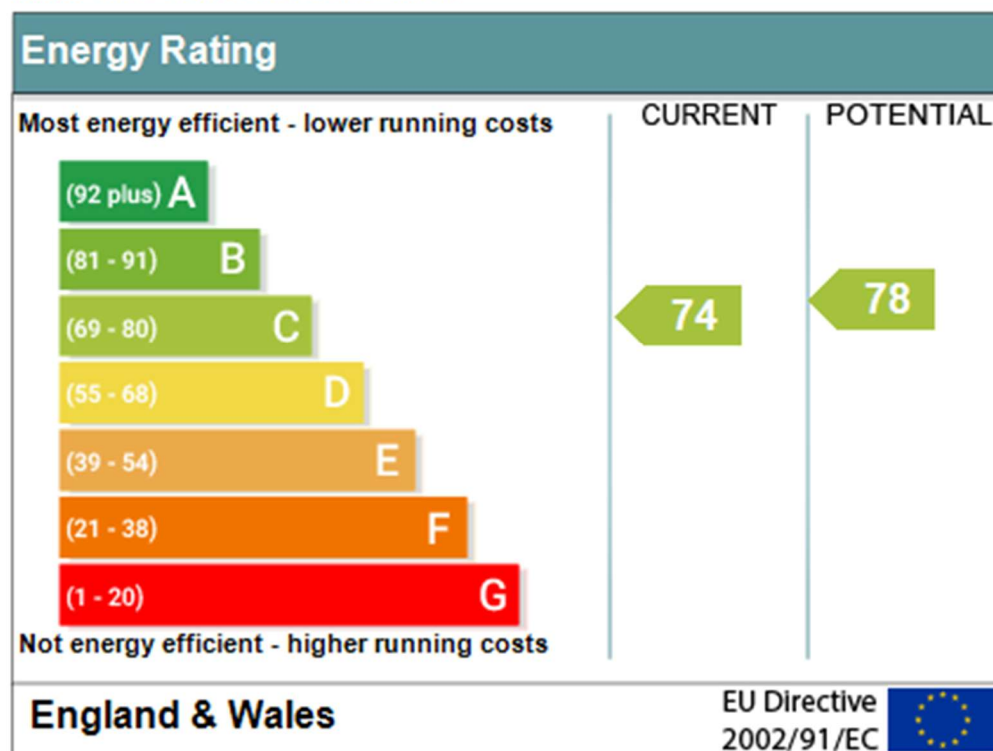


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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Please contact the office before viewing the property.