



Southlea Close, Oakenshaw,

£195,000

**** SPLIT-LEVEL SEMI DETACHED ** TWO BEDROOMS * TWO RECEPTION ROOMS ** WELL PRESENTED ***

Welcome to this charming semi-detached split level bungalow located in the sought-after Southlea Close, Oakenshaw.

The well presented property offers deceptively spacious accommodation and would make an ideal purchase for a number of buyers.

Ideally located for Low Moor Train Station, Motorway Links and local schools.
Benefits from gas central heating, double glazing, gardens and a garage.



Hall

Kitchen

13'5 x 7'9 (4.09m x 2.36m)

White fitted wall and base units with tiled splashback, one and a half sink and drainer. Stainless Steel hob and oven. Fridge freezer, dishwasher washing machine.

Lounge

10'6 x 16'5 (3.20m x 5.00m)

Log effect gas fire with fireplace surround, central heating radiator and double glazed window.

Dining Room

10'5 x 10'2 (3.18m x 3.10m)

Central heating radiator and double glazed window.

Bathroom

Three piece suite comprising of; low flush WC, hand wash basin and corner bath. Central heating radiator and double glazed window.

Lower Ground Floor

Bedroom One

16'8 x 10'4 (5.08m x 3.15m)

Central heating radiator, patio doors leading out to garden.

Bedroom Two

7'9 x 10 (2.36m x 3.05m)

Central heating radiator and patio doors leading to garden.

En-Suite

Modern three piece suite comprising of; roll top bath, low flush WC and hand wash basin. Heated towel rail.

Council Tax

C



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (82 plus)	85	Very environmentally friendly - lower CO ₂ emissions A (81 plus)	
B (81-81)		B (81-81)	
C (79-80)	68	C (80-80)	
D (67-68)		D (67-68)	
E (64-64)		E (64-64)	
F (54-54)		F (54-54)	
G (47-47)		G (47-47)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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