



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



**Edge Lane Road, Oldham, OL1 3RH**  
**£170,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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.

# Edge Lane Road, Oldham, OL1 3RH

£170,000



- Semi Detached Property
- Two Piece Bathroom With Separate WC
- Leasehold
- Three Bedrooms
- Enclosed Rear Garden
- Council Tax Band: A
- Two Reception Rooms
- On Street Parking
- EPC Rating: D

## Ground Floor

### Vestibule

4'11 x 4'6 (1.50m x 1.37m)

UPVC entrance door, tiled floor and door to hall.

### Hall

11'5 x 5'3 (3.48m x 1.60m)

Central heating radiator, storage, laminate flooring, stairs to first floor and doors to two reception rooms and kitchen.

### Kitchen

19'2 x 10' (5.84m x 3.05m)

UPVC double glazed frosted window, single glazed frosted window, central heating radiator, laminate wall and base units, laminate worktops, freestanding range cooker, double stainless steel sink with double draining boards and mixer tap, plumbed for washing machine, space for fridge freezer, boiler, vinyl flooring and hardwood door to side.

### Reception Room One

10'2 x 9'11 (3.10m x 3.02m)

UPVC double glazed bow window, central heating radiator, coving, picture rail and laminate floor.

### Reception Room Two

19'8 x 13'11 (5.99m x 4.24m)

Radiant fire and UPVC French doors to rear.

## First Floor

### Landing

9'11 x 5'11 (3.02m x 1.80m)

UPVC double glazed frosted window, loft access, smoke alarm and doors to three bedrooms, bathroom and WC.

### Bedroom One

13'10 x 10'5 (4.22m x 3.18m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

10'6 x 9'11 (3.20m x 3.02m)

UPVC double glazed window, central heating radiator and picture rail.

### Bedroom Three

11' x 7'3 (3.35m x 2.21m)

UPVC double glazed window, central heating radiator.

### Bathroom

7'1 x 4'4 (2.16m x 1.32m)

UPVC double glazed frosted window, traditional radiator, pedestal wash basin, panelled bath with direct feed shower over, tiled elevation and laminate flooring.

### WC

4'8 x 2'3 (1.42m x 0.69m)

UPVC double glazed frosted window, high tank WC and tiled flooring.

## External

### Front

Paved yard.

### Rear

Enclosed laid to lawn, raised beds and patio.



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