



34 Linley Drive, Roundthorn, Oldham, OL4 5NH

Offers Over £195,000

SEMI DETACHED BUNGALOW | TWO BEDROOMS | WELL PRESENTED | LARGE GARDEN | NO CHAIN | The bungalow on Linley drive is in a cul-de-sac and briefly comprises of an entrance hall, lounge, kitchen, two bedrooms, bathroom & WC and a large loft area with potential to provide additional living space. The outside provides a front garden, driveway to the side, leading to the garage and a large rear garden. Viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALL

LOUNGE

10'7 x 16'8 (3.23m x 5.08m)



KITCHEN

8'10 x 10'9 (2.69m x 3.28m)



Single drainer, stainless steel, sink unit. Electric hob, oven and extractor. A range of wall and base units.

BEDROOM ONE

11'2 x 10'9 (3.40m x 3.28m)



To the front.

BEDROOM TWO

7'1 x 10'10 (2.16m x 3.30m)



To rear.

BATHROOM & WC

5'4 x 10'3 (1.63m x 3.12m)



Three piece white suite, shower over the bath, fully tiled.

LOFT AREA

22'8 x 16'8 (6.91m x 5.08m)

Fully boarded with a velux window. Potential to create additional living space.

EXTERNALLY



Garden area at the front with artificial grass, side driveway leading to the garage, large rear garden with a Pergola and patio area.

SERVICES -

All main services are installed.

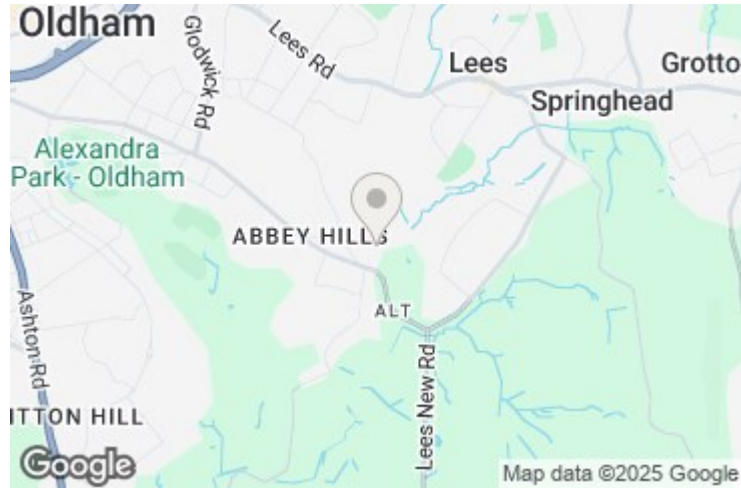
IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

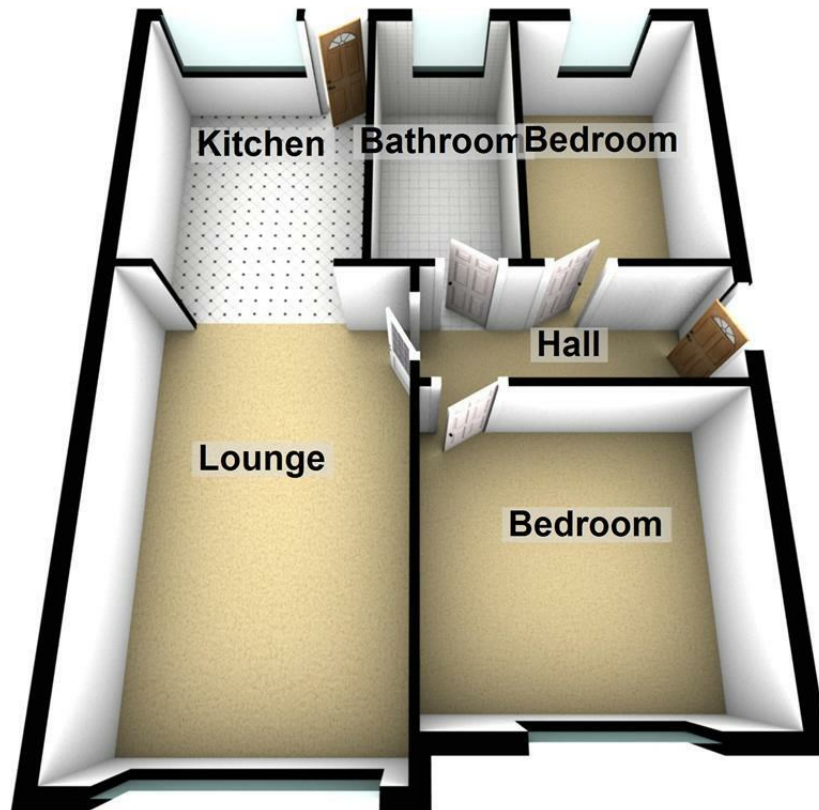
DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this

property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	