



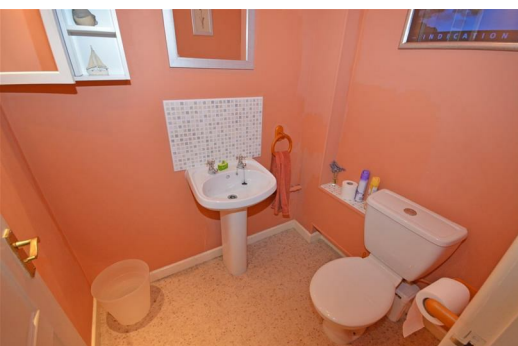
## Alderwood Fold, Lees, Oldham, OL4 5RW

**Offers in the region of £400,000**

Fantastic family sized accommodation is afforded by this uniquely designed and split level three bedroom detached property offering potential to create a fourth or even a fifth bedroom if required and with an open aspect to the rear only a full personal inspection will fully reveal the potential and size of property that is on offer.,

Located on a quiet yet convenient cul de sac and approached by a short communal driveway up to the gates and a short distance from local amenities and local walks literally upon your doorstep the the property represents an ideal opportunity for the growing family to acquire a substantial and well planned property that has been well cared with accommodation that briefly comprises: To the ground floor, entrance hallway, inner hallway providing access to bedrooms 2 and 3 and a cloakroom, direct access to excellent sized garage with potential to create further living accommodation if required. To the first floor there is a fantastic sized lounge with views, impressively sized open plan kitchen dining room and living space with good sized utility room and the main bedroom with adjacent four piece family bathroom/WC. To the outside is parking for three vehicles, access to the garage and a lawned garden to the front, a gate provides access to the rear garden with open woodland and fields to the rear, the garden is tiered with a large decked patio area. The property is double glazed and central heated ensuring that this property will appeal to even the most discerning of purchasers!

Viewing Highly Recommended!





## GROUND FLOOR

### Hall

Front door and stairs to the first floor, doors to inner hallway and garage.

### Inner Hallway

Doors bedrooms and cloakroom.

### Cloakroom

Low level WC, pedestal wash hand basin,

### Bedroom 2

11'1" x 7'9" (3.38m x 2.37m)

Window to front, ceiling cornices and radiator.

### Bedroom 3

14'1" x 7'7" (4.30m x 2.31m)

Window to front, ceiling cornices and radiator.

### Garage

19'8" x 9'8" (6.0 x 2.95)

Large garage with Up and over door, power and light.

## FIRST FLOOR

### Landing

### Lounge

18'4" x 18'0" (5.60m x 5.49m)

Fantastic family sized room with two windows to front with views, TV aerial point, wall light point, laminate wooden floor, and radiators

### Open Plan Living/Kitchen

12'11" x 26'11" (3.93m x 8.21m)

Three windows to rear, excellent matching range of base and eye level units with worktop space over, 1/4 inset sink and drainer with mixer tap, space for fridge/freezer, integrated dishwasher, fitted four ring gas hob with extractor hood above and electric oven below, breakfast bar, laminate wooden floor, opening to the dining room and extra ample space, inset spotlights and radiators.

### Utility Room

12'11" x 6'2" (3.93m x 1.89m)

Plumbing and space for automatic washing machine, door to rear garden, gas central heating boiler.

### Bedroom 1

14'7" x 15'11" (4.44m x 4.86m)

Two windows to front, recess for wardrobe, radiator

### Family Bathroom

Four piece bathroom suite with panelled bath, pedestal wash hand basin, low level WC, separate shower cubicle and shower, part tiled walls, radiator and window to side.

## OUTSIDE

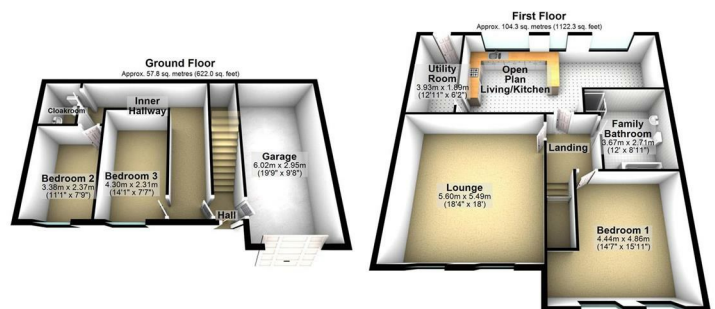
### Gardens & Driveway

To the outside is parking for three vehicles, access to the garage and a lawned garden to the front, a gate provides access to the rear garden with open woodland and fields to the rear, the garden is tiered with a large decked patio area.

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.



Total area: approx. 162.0 sq. metres (1744.3 sq. feet)

