



Keb Lane, Bardsley, Oldham, OL8 2TE

Offers in the region of £175,000

Ideally located with local walks on your doorstep is this delightful two bedroom terraced cottage offering ready to move into accommodation of which only a full personal inspection will reveal.

Overlooking Park Bridge this lovely property has been well cared and improved by the present owner and offers well planned and deceptively spacious accommodation that briefly comprises: To the ground floor, entrance porch, lounge and a good sized fitted dining kitchen. Whilst to the first floor there are two good sized bedrooms and a bathroom/WC. The property is Upvc double glazed and gas central heated and has the added benefit of gardens to the front and rear.

Quiet Location, lovely Sized and "Chain Free" - View Early to Avoid Disappointment!



GROUND FLOOR

Porch

Composite double glazed front door and part glazed door to lounge.

Lounge

13'1" x 15'2" (4.00m x 4.63m)

Upvc double glazed window to front overlooking open fields and Park Bridge, window to side porch, ceiling cornices, recess for fire, wall light points and radiator.

Kitchen/Dining Room

9'6" x 15'2" (2.90m x 4.63m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, fitted four ring gas hob with extractor hood above and electric double oven below, space for fridge freezer, plumbing and space for automatic washing machine, Upvc double glazed window to the rear, Upvc double glazed door to the rear garden, dining area, wooden flooring, deep under stairs storage, ceiling cornices, part tiled walls, gas central heating boiler, door leading to the stairs providing access to the first floor and radiator.

FIRST FLOOR

Landing

Bedroom 1

13'1" x 15'2" (3.98m x 4.63m)

Upvc double glazed window to front overlooking open fields and Park Bridge, matching range of fitted wardrobes, drawer and bedside units, ceiling cornices, radiator.

Bedroom 2

9'9" x 10'0" (2.96m x 3.05m)

Upvc double glazed window to the rear, fitted wardrobes, shelves and top boxes, deep walk in wardrobe, radiator.

Bathroom/WC

Upvc double glazed window to rear, white coloured bathroom suite with panelled bath with mixer tap shower over, pedestal wash hand basin, low level WC, fully tiled floor and walls, heated towel rail.

OUTSIDE

Gardens

To the front is a forecourt garden being paved with walled and fenced boundaries. Whilst to the rear is a good sized garden being paved with walled boundaries, shed and gate to rear communal walkway.

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/herself 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.

