



## **Knott Lanes, Bardsley, Oldham, OL8 3JA**

**Price £215,000**

Situated in a popular and semi rural location yet within easy reach of Ashton & Oldham centres is this well presented three bedroom extended town house offering ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation briefly comprises: Entrance porch, entrance hallway, lounge, superb modern fitted kitchen opening to the fantastic orangery. Whilst to the first floor there are three good sized bedrooms and modern family bathroom/WC. To the outside there are gardens to the front and rear with the front garden affording views over the playing fields, whilst to the rear is a good sized astro turfed gated garden with gate leading to off road parking by means of a garage and parking in front which is accessed from the road. The property is further complemented by gas central heating and Upvc double glazing.

**Impressive Property and Ideally Located - View Early to Avoid Disappointment!**



## GROUND FLOOR

### Porch

Upvc Double Glazed throughout

### Entrance Hallway

Upvc double glazed front door. Stairs providing access to first floor.

### Lounge

13'11" x 13'10" (4.25m x 4.21m)

Lovely and bright room with Upvc double glazed window overlooking the front garden, decorative flooring, ceiling cornices, TV aerial point and radiator.

### Kitchen/Dining Room

9'1" x 16'7" (2.77m x 5.05m)

Fitted with a superb range of base and wall units incorporating single drainer sink unit and work tops over, integrated dish washer, space for fridge freezer, partially tiled walls, breakfast bar, plumbing for automatic washing machine, under stairs storage cupboard and breakfast bar, dining area open to the superb orangery sitting/family room.

### Orangery

Orangery extension providing additional family sitting area, fitted storage cupboards, automatic closing Velux windows, TV aerial point and French doors leading to the rear garden.

## FIRST FLOOR

### Landing

Access via a pull down ladder to the roof void which is part boarded and insulated with light.

### Bedroom 1

11'5" x 9'11" (3.47m x 3.02m)

Matching range of fitted wardrobes and bedroom furniture, Upvc double glazed window to the rear and radiator.

### Bedroom 2

11'8" x 9'1" (3.55m x 2.77m)

Upvc double glazed window to the front with views over playing fields, laminate wooden floor and radiator

### Bedroom 3

8'7" x 7'7" (2.62m x 2.30m)

Upvc double glazed window to the front with views over playing fields, laminate wooden floor and radiator

### Bathroom/WC

Modern bathroom suite in white comprising panelled bath with mixer shower over and shower screen, pedestal wash hand basin, low level WC, fully tiled walls, Upvc double glazed window to the rear and radiator.

## OUTSIDE

### Garage

15'3 x 8'5 (4.65m x 2.57m)

Up and over door

### Gardens

To the front is a lovely lawned garden with mature bushes and decked area with views to the playing fields, whilst to the rear is a good sized astro turfed garden with fenced boundaries and gate, the property also benefits from off road parking via a garage which is located on Knott Lanes

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