



Lower Carr Lane

Greenfield, Oldham, OL3 7AN

Price £285,000



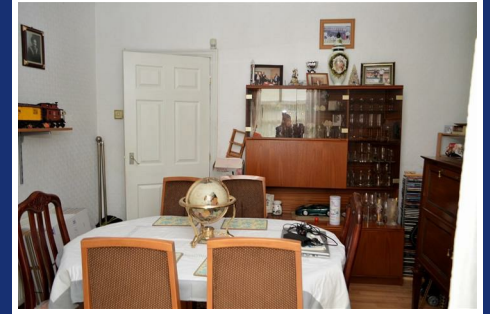
- SOUGHT AFTER LOCATION
- SEMI-DETACHED
- 2 RECEPTION ROOMS
- OFF ROAD PARKING
- EPC RATING C

- REQUIRES UPDATING
- 3 BEDROOMS
- LARGE GARDENS
- WET ROOM

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Nestled in the sought-after location of Lower Carr Lane, Greenfield, this charming semi-detached house built circa 1953 offers a wonderful opportunity for those seeking a property with great potential. Boasting two reception rooms, three bedrooms, and a bathroom, this property provides ample space for comfortable living.

One of the standout features of this property is the parking space available for up to three vehicles, a rare find in this desirable area. The large gardens surrounding the house offer a perfect outdoor retreat, ideal for relaxing or entertaining guests during the warmer months.

While the property requires updating, it presents an excellent canvas for those looking to create their dream home. With the potential to extend, subject to relevant permissions, the possibilities are endless. Additionally, the inclusion of gas central heating and uPVC double glazing ensures that the property offers modern comforts alongside its classic charm.

Don't miss out on the chance to transform this property into a stunning family home in one of Greenfield's most coveted locations. Book a viewing today and unlock the potential that this property holds for you and your family.

Entrance Hallway

Radiator, stairs leading to first floor landing.

Lounge

14'9" x 11'9" (4.5m x 3.6m)

Upvc double glazed window, radiator.

Dining Room

11'9" x 10'5" (3.6m x 3.2m)

Radiator, French door leading to conservatory.

Kitchen

19'0" x 8'6" (5.8m x 2.6m)

Fitted base units with work surfaces and breakfast bar. 2 x Upvc double glazed windows, radiator.

Conservatory

10'9" x 10'2" (3.3m x 3.1m)

Upvc double glazed windows and French doors leading to garden.

Bedroom 1

11'9" x 11'9" (3.6m x 3.6m)

Upvc double glazed window, radiator.

Bedroom 2

11'9" x 10'5" (3.6m x 3.2m)

Upvc double glazed window, radiator.

Bedroom 3

11'9" x 10'2" (3.6m x 3.1m)

Upvc double glazed window, radiator.

Shower Room

Modern fitted wet room with electric shower, wash hand basin and low level wc. Upvc double glazed window, radiator.

Externally

Situated on a large plot with spacious gardens to both front and side giving potential to extend subject to relevant planning regulations. Off road parking with double gates to the rear.

Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; C

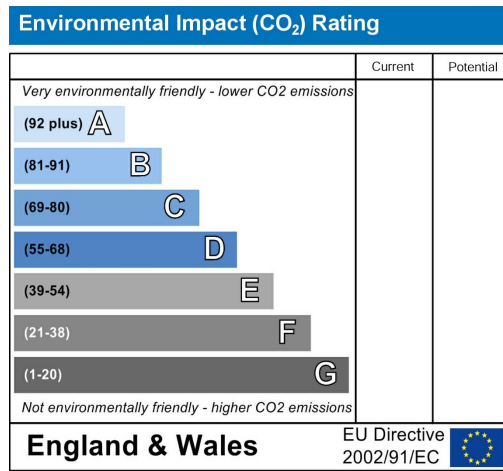
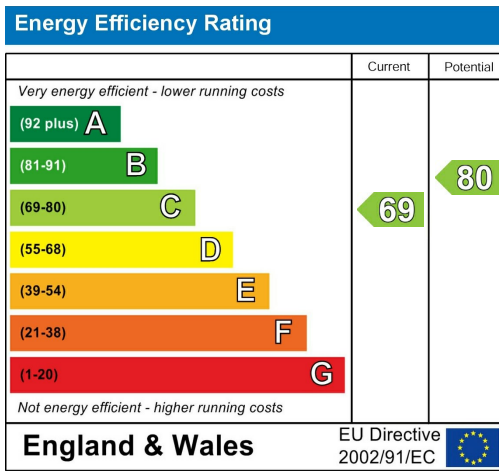
Floorplan







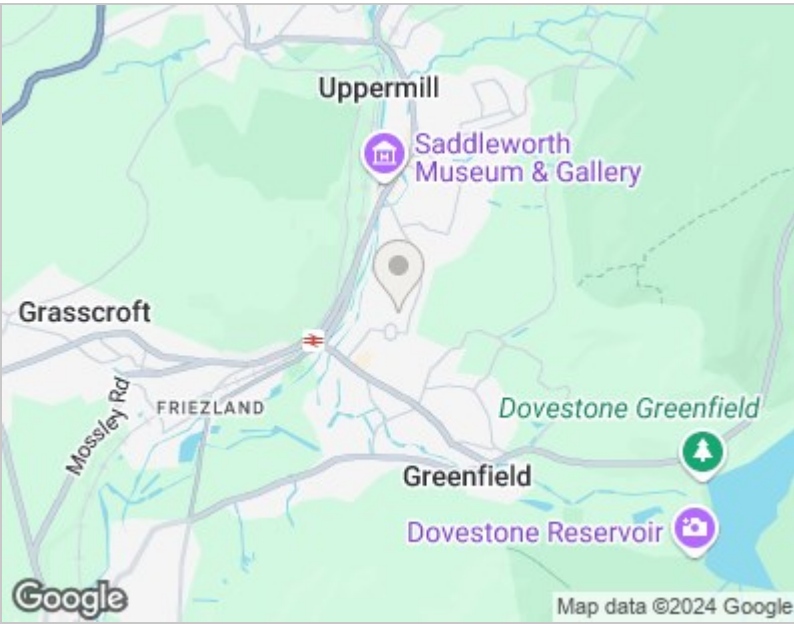
Energy Efficiency Graph



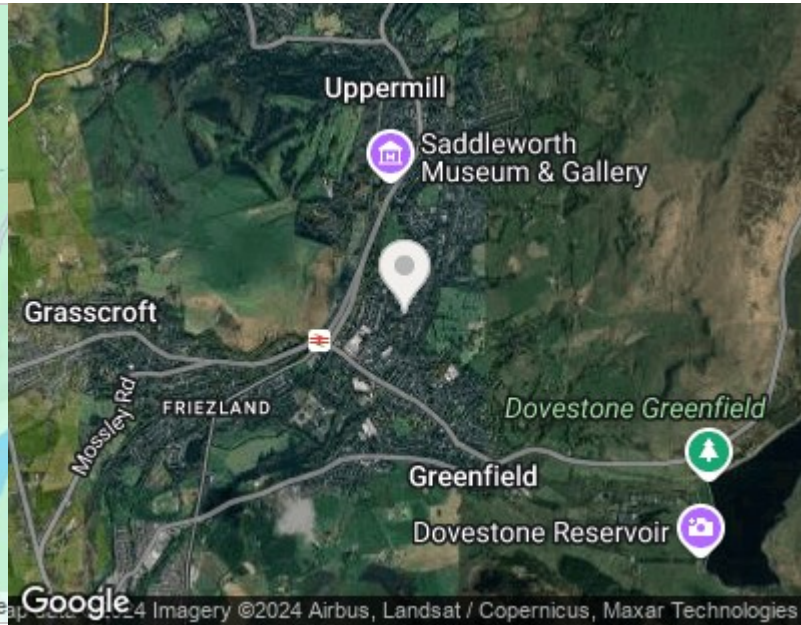
Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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