ALAN RYAN
ESTATES AND LETTINGS



Offers Over £289,000

31 Poppy Close, Oldham, OL9 9US

- Semi Detached Property
- Three Bedrooms
- Two Generous Reception Rooms
- Fitted Kitchen
- Modern Family Bathroom
- Stunning Rear Garden
- Ample Off Road Parking
- Potential For Extension
- Popular Residential Area
- Viewings Are Highly Recommended

Situated on a substantial plot with the potential for further development, subject to obtaining all relevant planning, is this deceptively spacious, three bedroom, semi detached property, which is situated within a quiet cul-de-sac on the popular Firwood Park development and ideally located for excellent local schools and amenities, public transport links, including Mills Hill train station, and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, kitchen, conservatory with insulated roof and skylights, three bedrooms and modern bathroom. Externally to the front of the property is a substantial blocked paved driveway, providing ample off road parking with gated side access leading to a generous sized rear garden, with Astroturf lawn garden area and several paved patio areas, a paved play area, composite shed and gated access. The property further benefits from a private location, which is not overlooked to the rear, UPVC double glazing throughout and gas central heating.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a composite double glazed entrance door, with uPVC double glazed window, radiator and stairs leading to first floor.





LOUNGE 11'2" (3.4m) x 14'11" (4.55m): With laminate flooring throughout, radiator and uPVC double glazed window.







KITCHEN 14'9" (4.5m) x 7'11" (2.41m): With a range of wall and base units, granite worktops, composite sink with mixer tap, integrated double oven and microwave, plumbed for washing machine and dryer, four ring induction hob with extractor hood above, spotlights to ceiling, uPVC double glazed window and uPVC double glazed French doors leading to conservatory.





CONSERVATORY 13'1" (3.99m) x 18'3" (5.56m): Of brick and uPVC construction with converted, insulated roof with inset spotlights and two velux windows, tiled flooring, radiator and uPVC double glazed doors leading to rear garden.






LANDING: Via a wooden and glass modern banister, with built in cupboard and loft access hatch.



BEDROOM ONE 8'2" (2.49m) x 11'3" (3.43m): A front double bedroom with fitted wardrobes, cupboards and bed side cabinets, radiator, spotlights to ceiling and uPVC double glazed window.





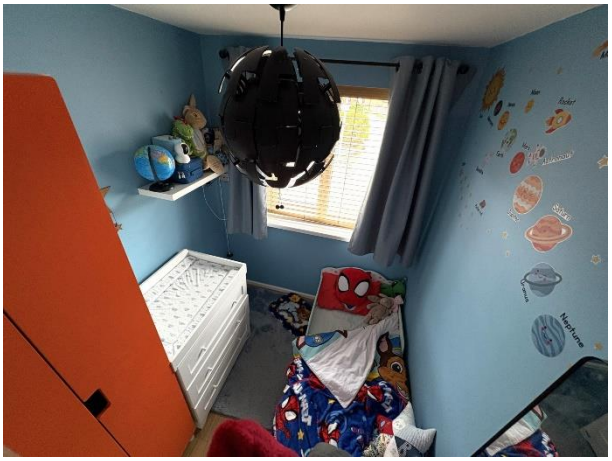
BEDROOM TWO 8'3" (2.51m) x 9'3" (2.82m): A rear double bedroom with fitted wardrobes and drawers, radiator and uPVC double glazed window.







BEDROOM THREE 7'0" (2.13m) x 5'7" (1.7m): A front single bedroom with radiator and uPVC double glazed window.





BATHROOM: Comprising of bath with overhead rainshower, vanity sink unit and WC, tiled walls, uPVC ceiling with inset spotlights and uPVC ceiling with double glazed window.




OUTSIDE: Externally to the front of the property is a substantial blocked paved driveway, providing ample off road parking with gated side access leading to a generous sized rear garden, with Astroturf lawn garden area and several paved patio areas, a paved play area, composite shed and gated access.







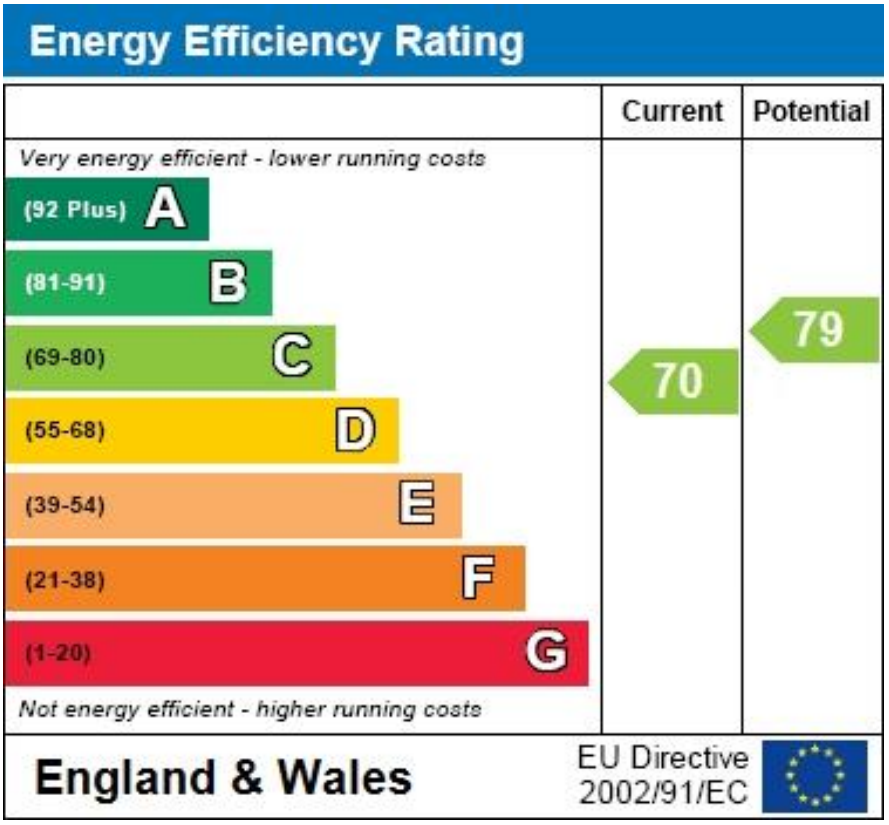




Floor Plan


Ground Floor
Approx. 601.6 sq. feet
Conservatory
Kitchen
Lounge
Hall
First Floor
Approx. 342.7 sq. feet
Bedroom 2
Bathroom
Landing
Bedroom 1
Bedroom 3
Total area: approx. 943.3 sq. feet

Energy Performance Certificate



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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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Please contact the office before viewing the property.