ALAN RYAN
ESTATES AND LETTINGS

Price £425,000

Turf Pit Lane, Oldham

- Semi Detached Property
- Five Bedrooms
- Modern Kitchen
- Generous Lounge
- Master Bedroom With En Suite
- Close To Open Countryside
- Ample Off Road Parking
- Detached Garage
- Generous Sized Garden
- Viewings Are Highly Recommended

This substantial, extended, five bedroom, semi detached property offers generous family living accommodation and is situated on the prefatory of open countryside yet is within easy access of excellent local schools and amenities and public transport links. The property is ideal for a growing family and offers substantial internal and external space. Internal accommodation briefly comprises of entrance porch, entrance hall, lounge, extended dining room, modern kitchen, utility room and downstairs WC all to the ground floor whilst to the first floor are five bedrooms, the master with en suite facilities and a modern family bathroom. Externally to the front of the property is a driveway providing ample off road parking and leading to a detached garage whilst the rear of the property is a generous sized rear garden with beautiful open views beyond.

INTERNAL ACCOMMODATION :

ENTRANCE PORCH : Via a uPVC double glazed entrance door.

ENTRANCE HALL : With laminate flooring, radiator and stairs leading to first floor.

LOUNGE : With laminate flooring and uPVC double glazed windows to front elevation.

DINING ROOM : With laminate flooring and sliding doors to the rear garden.

MODERN KITCHEN : Comprising of a range of wall and base units, integrated oven with four ring gas hob and extractor hood above, integrated dishwasher, integrated fridge, one and a half bowl sink unit with mixer tap, under floor heating, tiled flooring and uPVC double glazed window to rear.

UTILITY ROOM : Plumbed for washing machine and dryer with door leading to garage.

DOWNSTAIRS WC : Comprising of sink and WC.

FIRST FLOOR :

LANDING : With loft access hatch with loft ladders.

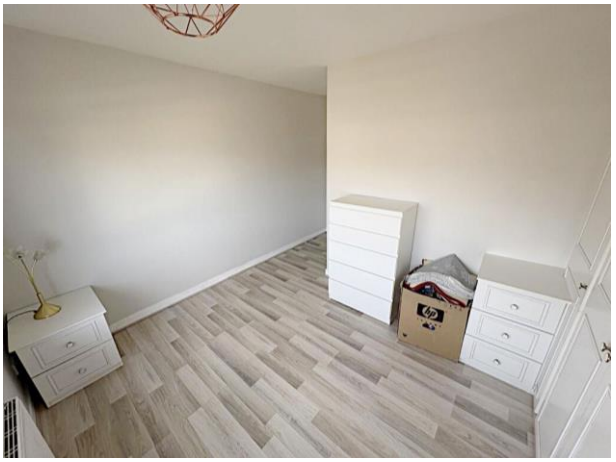
BEDROOM ONE : Double bedroom with fitted wardrobes, laminate flooring, radiator and uPVC double glazed windows and door leading to ensuite.

ENSUITE : With shower, sink unit and WC, towel radiator, spotlights and extractor fan.

BEDROOM TWO : Rear double bedroom with fitted wardrobes, laminate flooring, radiator and uPVC double glazed window.

BEDROOM THREE : Front double bedroom with laminate flooring, radiator and uPVC double glazed window

BEDROOM FOUR : Front double bedroom with fitted wardrobes, laminate flooring, radiator and uPVC double glazed window.

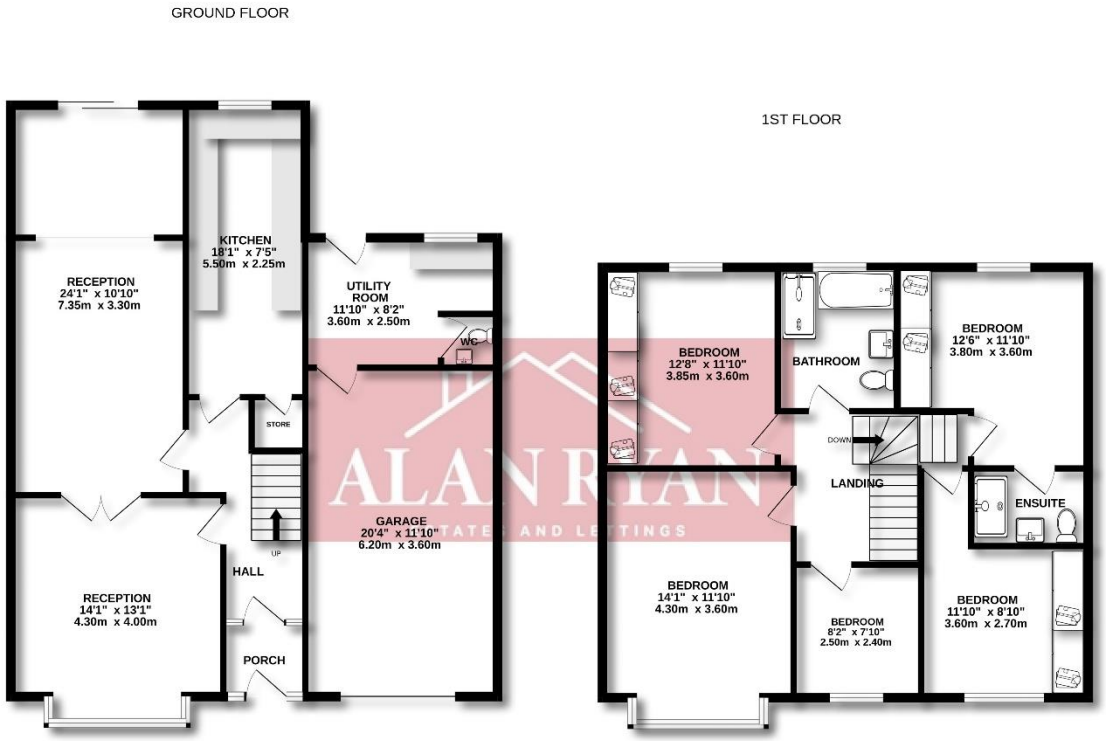


BEDROOM FIVE/STUDY : Front single bedroom with laminate flooring, radiator, fitted units, work station and uPVC double glazed window

BATHROOM : Walk in shower, bath, vanity sink unit and WC, towel radiator, under floor heating spotlights and uPVC double glazed window.

OUTSIDE : Externally to the front of the property is a driveway providing ample off road parking and leading to a detached garage whilst the rear of the property is a generous sized rear garden with beautiful open views beyond.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address:
519 Middleton Road
Chadderton
OL9 9SH

Tel: 0161 626 0333
Email: sales@aschadderton.com

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.