



82 Knott Lanes, Bardsley, Oldham, OL8 3JA

£225,000

🛏 2 🚿 1 🚗 1

- Mid-Terraced Property
- Two Bedrooms
- Sought After Location
- Ideal For First Time Buyers
- Ideal For Buy To Let Investors
- Immaculately Presented
- Viewing Highly Recommended
- EPC Rating - D



🏡 IMMACULATELY PRESENTED | STUNNING COUNTRYSIDE ASPECT | IDEAL FIRST-TIME BUYER HOME | CONVENIENT LOCATION

🔑 Presented to an excellent standard throughout, 82 Knott Lanes is an ideal opportunity for the discerning first-time buyer, professional couple or anyone looking for a home that is ready to move straight into.

🌳 COUNTRYSIDE VIEWS TO FRONT & REAR
One of the property's standout features is its fantastic outlook.

🌿 Wonderful countryside aspect to the front & Rear.

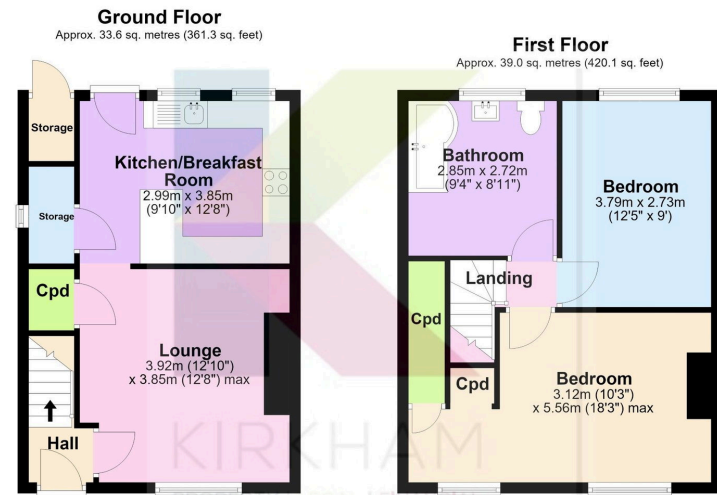
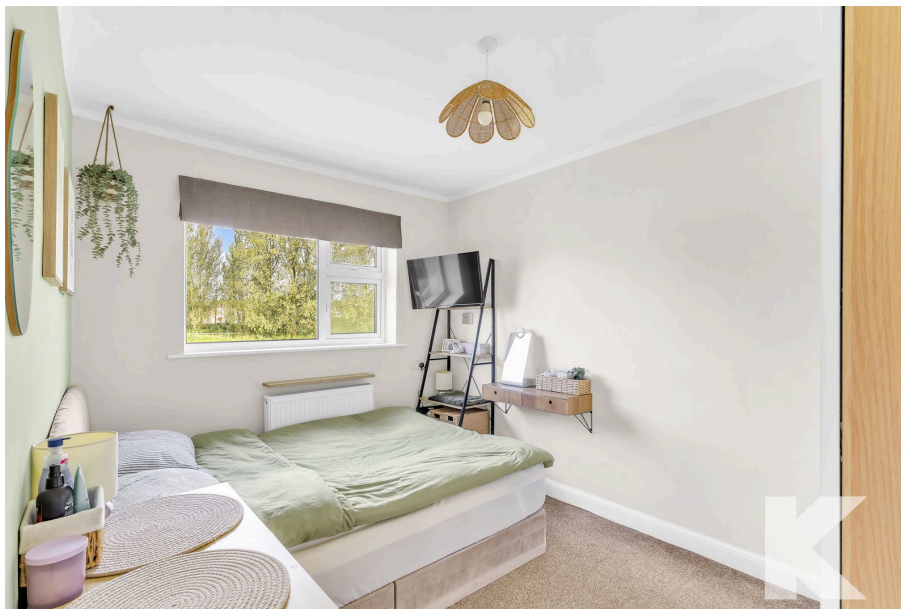
👢 Excellent access to outdoor pursuits.

🐕 Ideal for walkers and dog owners.

It is increasingly rare to find a property that offers such a fantastic sense of space and openness whilst still being within

provides a beautiful backdrop and creates a particularly pleasant setting in which to enjoy your home.





Total area: approx. 72.6 sq. metres (781.4 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Chadderton Office

509 Middleton Road,
Chadderton, Oldham,
OL9 9SH

chadderton@kirkham-property.co.uk
t: 0161 626 5688