



51 Rowan Tree Road, Oldham, OL8 3LG
Offers in excess of £250,000

Ground floor

Entrance Hall

stairs to first floor.

Lounge 12'5" x 11'5" (3.8 x 3.5m)

Bay window, main reception.

WC Cloaksroom

Low-level WC, wash basin, window, extractor.

Kitchen/Diner 14'5" x 8'10" (4.4 x 2.7m)

Modern units, worktops and splashbacks; oven, gas hob & extractor; space to for dining room table.

Orangery 12'5" x 6'10" (3.8 x 2.1m)

uPVC glazing with French doors to the garden.

First floor

Landing

Stairs to second floor, Storage.

Bedroom Two 14'5" x 8'6" (4.4 x 2.6m)

Generous double with two windows.

Bedroom Three 8'6" x 7'10" (2.6 x 2.4m)

Perfect child's room or office.

Bathroom

Three piece suite with bath, basin and WC.

Second floor

Main Bedroom 14'9" x 12'9" (4.5 x 3.9m)

Spacious top-floor retreat with fitted wardrobes.

Dressing Area 6'2" x 5'6" (1.9 x 1.7m)

Window and radiator.

En-suite

Shower enclosure, basin and WC, Velux; heated towel rail.

Outside

Driveway parking to the side. Enclosed rear garden with lawn and patio.

