



Price £375,000

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111 Green Lane, Oldham

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- Detached True Bungalow
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Shower Room
- Gardens to Front/Side/Rear
- Generous Driveway
- Attached Garage
- Popular Residential Area
- Viewings Are Highly Recommended

Located on a quiet cul-de-sac in a popular area of Oldham, close to well regarded local schools and amenities, including Hulme grammar, is this large three bedroom detached true bungalow, which offers excellent size family living accommodation in the form of entrance porch, entrance hall, three bedrooms, shower room WC, lounge, kitchen and dining room. The property is situated on a substantial plot with generous gardens to front side and rear with decked patio, lawn garden area, with shrub, tree, boundary fencing with a generous sized front driveway leading to an attached garage to the front. This property further benefits from gas central heating and double glazing throughout. In order to fully appreciate the plot size and value on offer a viewing is highly recommend.

**\*\*The property currently has a lease of 44 years, which will be extended or converted to freehold prior to completion.\*\***

#### INTERNAL ACCOMMODATION :

**ENTRANCE PORCH :** Via a UPVC double glazed entrance door with door leading to entrance hall

**ENTRANCE HALL :** With radiator and seating area.



**LOUNGE :** A generous lounge with two radiators, UPVC double glazed window to front elevation and archway leading to kitchen.



**KITCHEN :** With a range of wall and base units, inset sink unit with mixer tap, integrated double oven and fridge freezer, four ring hob with extractor hood above, plumbed for dishwasher, tiled flooring, inset spotlights and UPVC double glazed window to rear.



**DINING ROOM :** With laminate flooring, radiator and UPVC sliding doors to rear garden.



**BEDROOM ONE :** Double bedroom with fitted wardrobes, radiator and UPVC double glazed window.



**BEDROOM TWO** : Double bedroom with radiator and UPVC double glazed window.



**BEDROOM THREE** : Double bedroom with radiator and UPVC double glazed window.



**SHOWER ROOM** : Comprising of walk in shower, vanity sink unit and WC, tiled walls and floor, towel radiator and UPVC double glazed window.

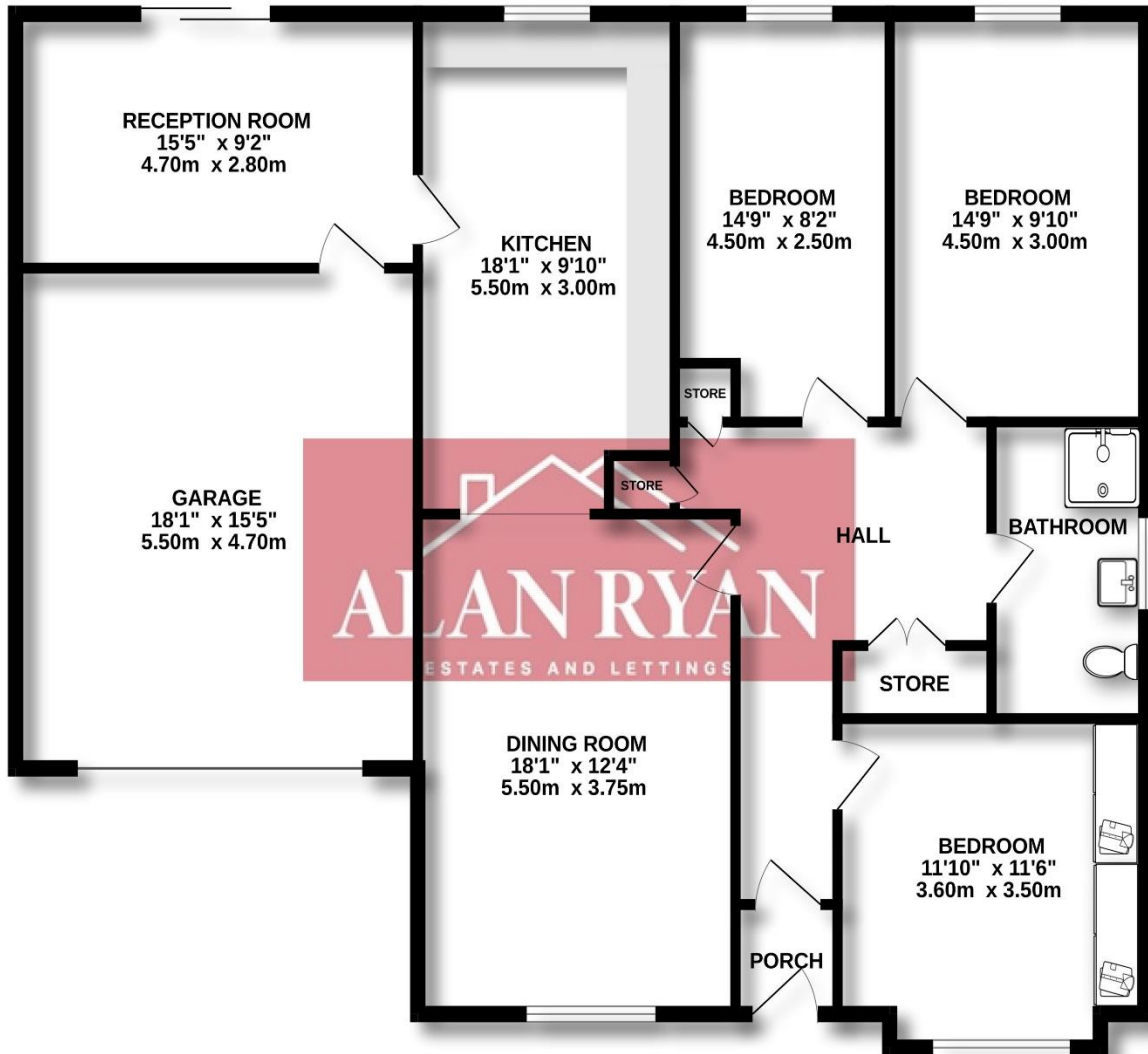


OUTSIDE : The property is situated on a substantial plot with generous gardens to front side and rear with decked patio, lawn garden area, with shrub, tree, boundary fencing with a generous sized front driveway leading to an attached garage to the front.



# Floor Plan

## GROUND FLOOR



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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# Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	66 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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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.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.