



**Price £340,000**

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**Woodlea, Oldham**

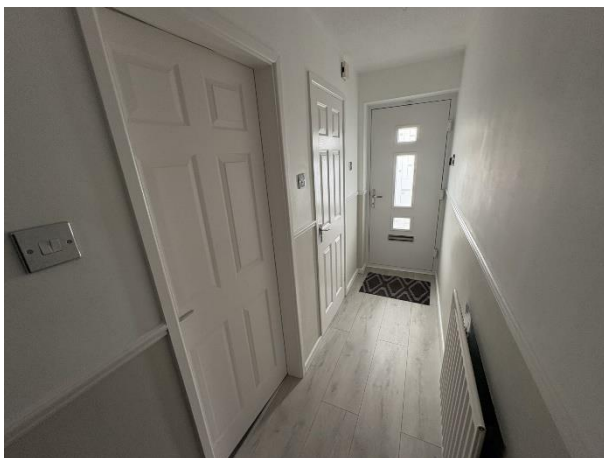
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- Detached Property
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Conservatory
- Downstairs WC
- Family Bathroom
- Attached Garage
- Ample Off Road Driveway
- Generous Rear Garden
- Viewings Are Highly Recommended

This beautifully presented, detached, three bedroom property offers excellent family living accommodation and is situated within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, downstairs WC, open plan lounge and dining room, kitchen and conservatory all to the ground floor, whilst to the first floor a three bedrooms, master with ensuite, and modern family bathroom. Externally to the front of the property is a generous driveway providing off road parking and an attached garage whilst to the rear is an enclosed garden with lawn area and paved patio with shrub boarders. The property further benefits from UPVC double glazing and gas central heating. Viewing the property is highly recommended.

#### INTERNAL ACCOMMODATION :

**ENTRANCE HALL :** Via a UPVC double glazed entrance door with radiator and stairs leading to first floor.



**DOWNSTAIRS WC :** With sink and WC, partially tiled walls, radiator and UPVC double glazed window.



**OPEN PLAN LOUNGE :** With feature fireplace ad surround, radiator and UPVC double glazed window to front elevation and archway leading to dining room.



**OPEN PLAN DINING ROOM :** With radiator and two double glazed doors leading to conservatory.



**KITCHEN :** With a range of wall and base units, integrated oven, four ring gas hob with extractor hood above, one and a half bowl sink unit with mixer tap, plumbed for washing machine, breakfast bar to side, radiator and UPVC double glazed window.



**CONSERVATORY** : Of UPVC construction with wooden flooring and two UPVC double glazed doors leading to rear garden.



**LANDING** : With loft access hatch and UPVC double glazed window.



**BEDROOM ONE** : Double bedroom with fitted wardrobes and cupboards, radiator, UPVC double glazed window and wooden door leading to ensuite.



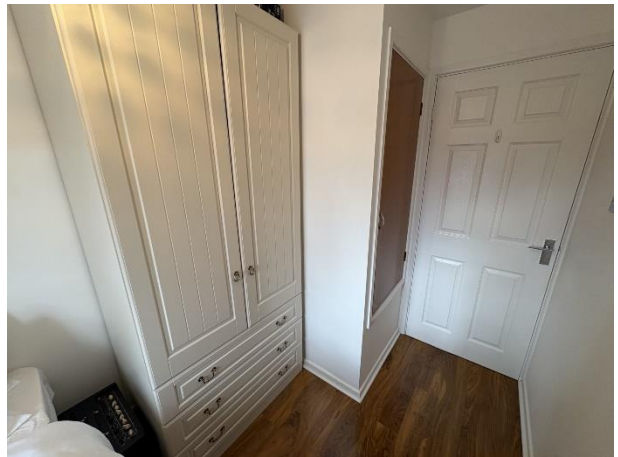
**ENSUITE :** With sink and WC, shower cubicle, radiator and UPVC double glazed window.



**BEDROOM TWO :** Rear double bedroom with wooden flooring, radiator and UPVC double glazed window.



**BEDROOM THREE :** Front single bedroom with wooden flooring, inbuilt storage cupboard, radiator and UPVC double glazed window.



**BATHROOM :** Family bathroom with sink and WC, bath with overhead shower, towel radiator, built in storage cupboard and UPVC double glazed window.



**OUTSIDE :** Externally to the front of the property is a generous driveway providing off road parking and an attached garage whilst to the rear is an enclosed garden with lawn area and shrub borders and paved patio seating area.



Floorplan- to be added.

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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.