



9 Magpie Lane, Holts, Oldham, OL4 5PB
£220,000

SEMI DETACHED HOUSE | THREE BEDROOM | IDEAL FOR A FAMILY | VIEWING ADVISED | FREEHOLD |

The house on Magpie Lane comprises of a hall, lounge, dining room, kitchen, three bedrooms, bathroom & WC and landing. To the outside there is a front garden, side driveway and good sized rear garden. Viewing comes highly recommended. Located close to local amenities and public transport.

ACCOMMODATION

GROUND FLOOR

HALL

LOUNGE

12'0" x 14'0" (3.67 x 4.29)



DINING ROOM

6'7" x 8'3" (2.03 x 2.53)



KITCHEN

7'8" x 8'3" (2.36 x 2.53)

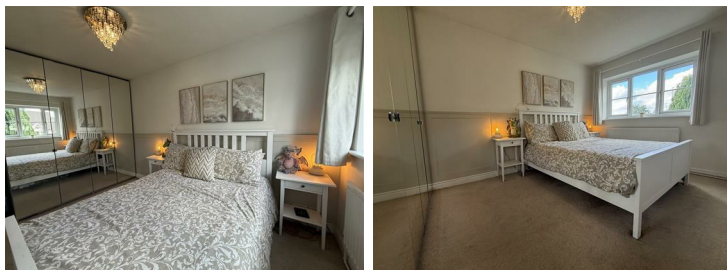


Single drainer, one and a half bowl, polycarbonate, sink unit. Electric hob, oven, grill and extractor. A range of wall and base units with worktops and splash back tiling.

FIRST FLOOR

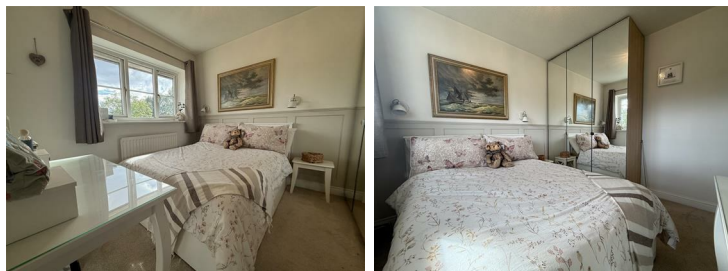
BEDROOM ONE

8'6" x 13'2" (2.61 x 4.03)



BEDROOM TWO

8'7" x 9'4" (2.64 x 2.86)



BEDROOM THREE

6'0" x 9'4" (1.85 x 2.86)



BATHROOM & WC

5'9" x 5'1" (1.77 x 1.57)



Three piece white suite, tiling.

LANDING

EXTERNALLY



Garden area at the front, driveway to the side, rear garden with a Pergola and artificial grass.

SERVICES -

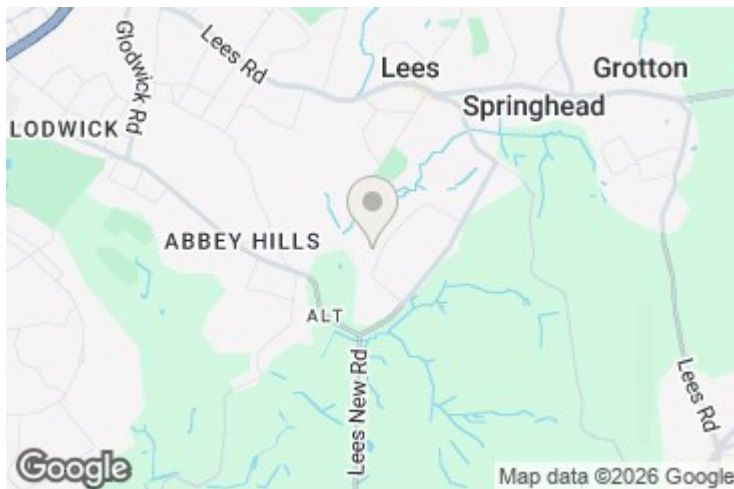
All main services are installed.

IMPORTANT NOTICE -

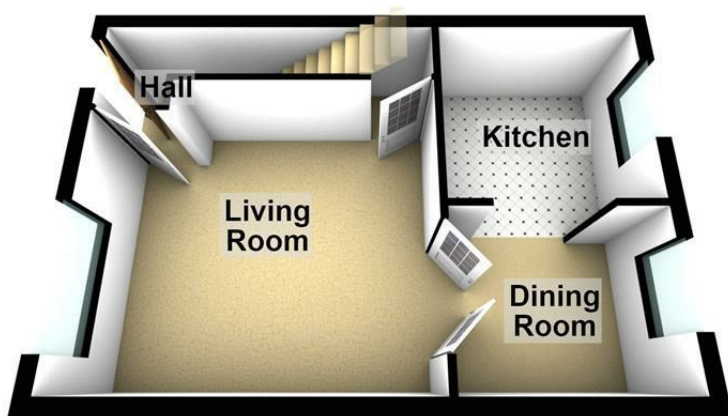
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

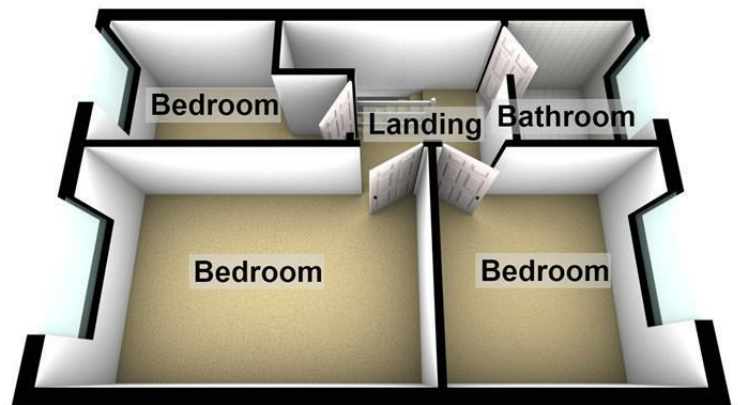
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Ground Floor



First Floor



Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	88
	EU Directive 2002/91/EC 	