



**33a Holts Lane, Pitses, Oldham, OL4 5NJ**  
**Offers In The Region Of £365,000**

DETACHED BUNGALOW | ABUTTING OPEN COUNTRYSIDE | BEAUTIFULLY PRESENTED | 3 BEDROOMS |  
SUBSTANTIAL PLOT | LARGE GARAGE | VIEWING STRONGLY ADVISED | QUIET LOCATION |

The bungalow on Holts lane comprises of a front conservatory, hall, lounge, dining area, kitchen, utility room, rear lobby, WC, three bedrooms and bathroom & WC. The outside provides a large front garden sloping down to Holts Lane, side patio area, rear patio garden and driveway leading to the garage. Located in a quiet back water, providing easy access to shops, schools and public transport.

## ACCOMMODATION

### FRONT CONSERVATORY

17'10 x 10 (5.44m x 3.05m)



### KITCHEN

12 x 8'10 (3.66m x 2.69m)



Single drainer, one and a half bowl, stainless steel, sink unit. Electric hob, grill, microwave, extractor, fridge, freezer and dishwasher. A range of wall and base units with worktops.

### ENTRANCE HALL



### UTILITY ROOM

10'2 x 5'7 (3.10m x 1.70m)



### LOUNGE

15 x 12'5 (4.57m x 3.78m)



### REAR LOBBY



### DINING AREA

8'5 x 20'9 (2.57m x 6.32m)



**WC**

3'6 x 6'3 (1.07m x 1.91m)

**BEDROOM THREE**

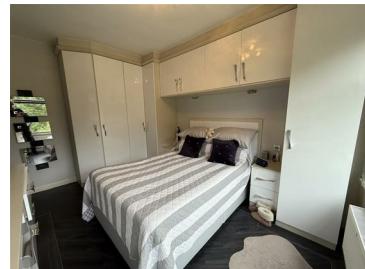
10 x 7'4 (3.05m x 2.24m)



Low level WC.

**BEDROOM ONE**

10 x 12'9 (3.05m x 3.89m)

**BATHROOM & WC**

8 x 6'7 (2.44m x 2.01m)

**BEDROOM TWO**

10 x 10 (3.05m x 3.05m)

**GARAGE**

14 x 19'5 (4.27m x 5.92m)

**EXTERNALLY**

A large front garden extending down to Holts Lane with an extensive lawn, borders and patio area. There is a side patio.

The rear provides a large patio area and driveway leading to the garage.

#### **SERVICES -**

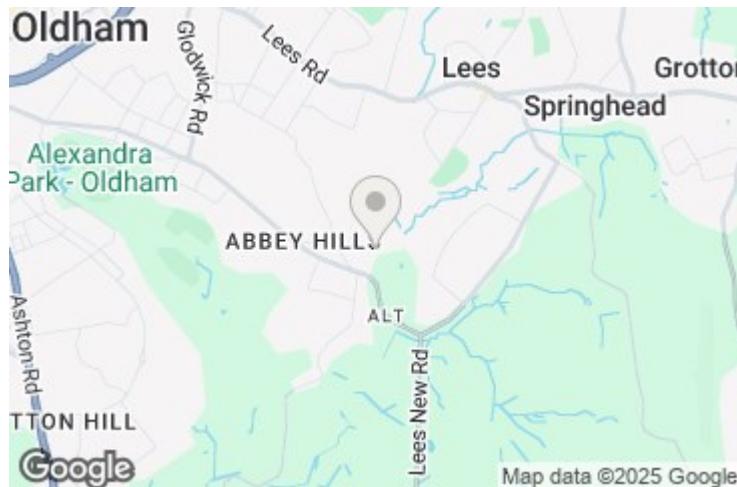
All main services are installed.

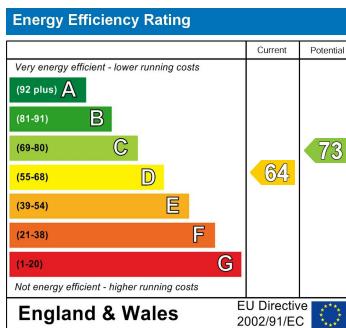
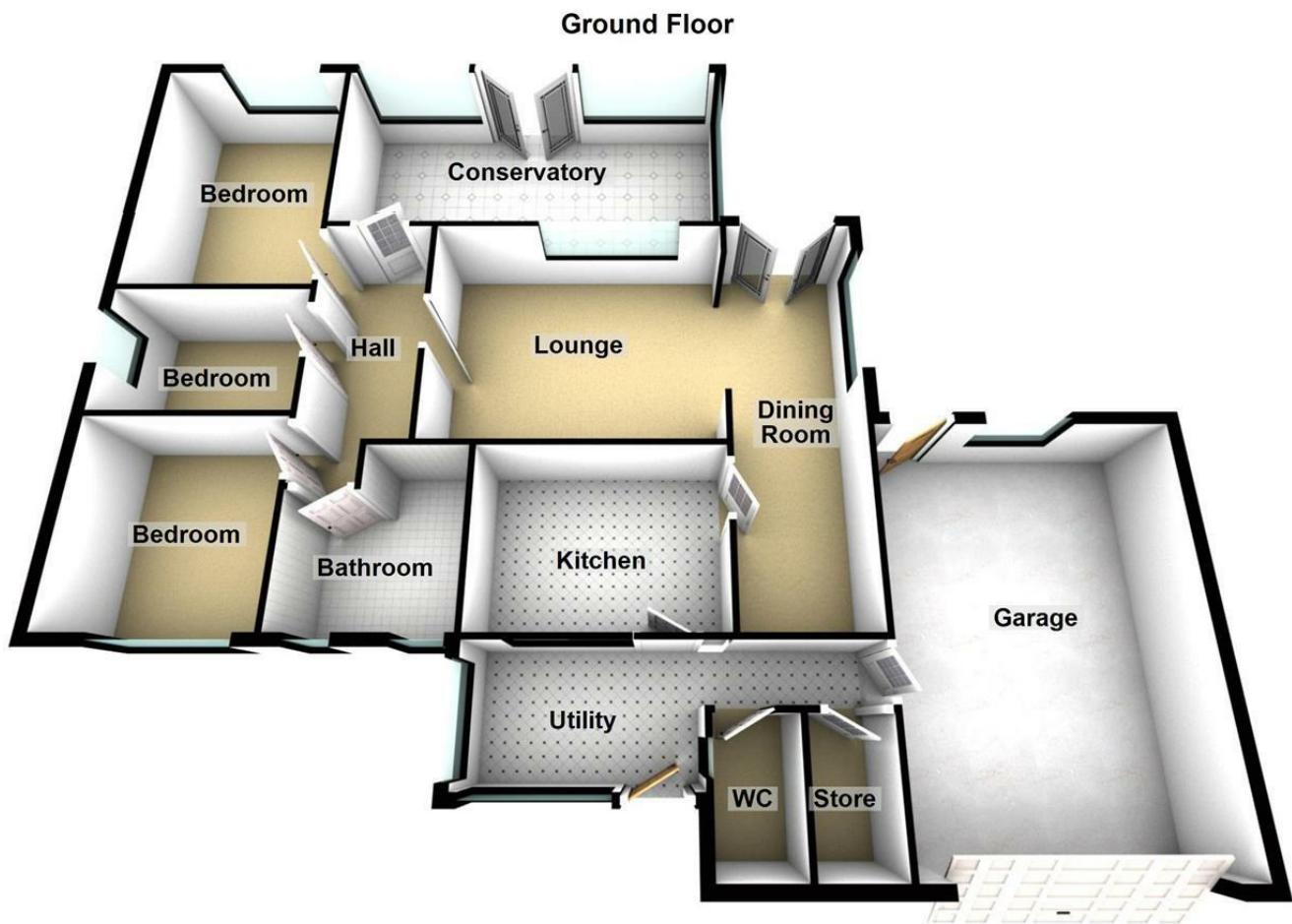
#### **IMPORTANT NOTICE -**

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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