



**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)



### ENTRANCE HALL



### LOUNGE

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



### DINING AREA

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



### 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.

### UTILITY ROOM

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



### REAR LOBBY





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



Low level WC.

**BEDROOM ONE**  
10 x 12'9 (3.05m x 3.89m)



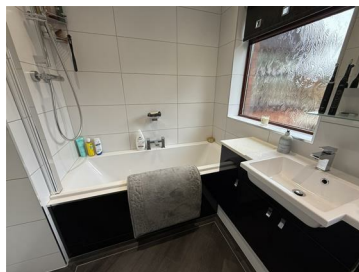
**BEDROOM TWO**  
10 x 10 (3.05m x 3.05m)



**BEDROOM THREE**  
10 x 7'4 (3.05m x 2.24m)



**BATHROOM & WC**  
8 x 6'7 (2.44m x 2.01m)



**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 -**

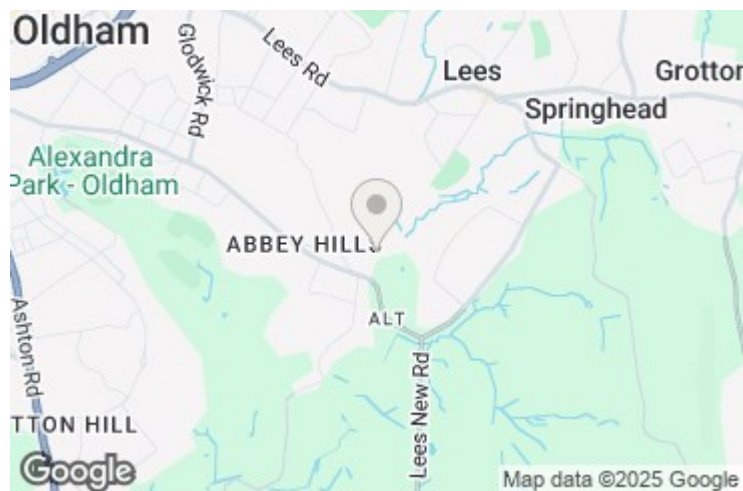
All main services are installed.

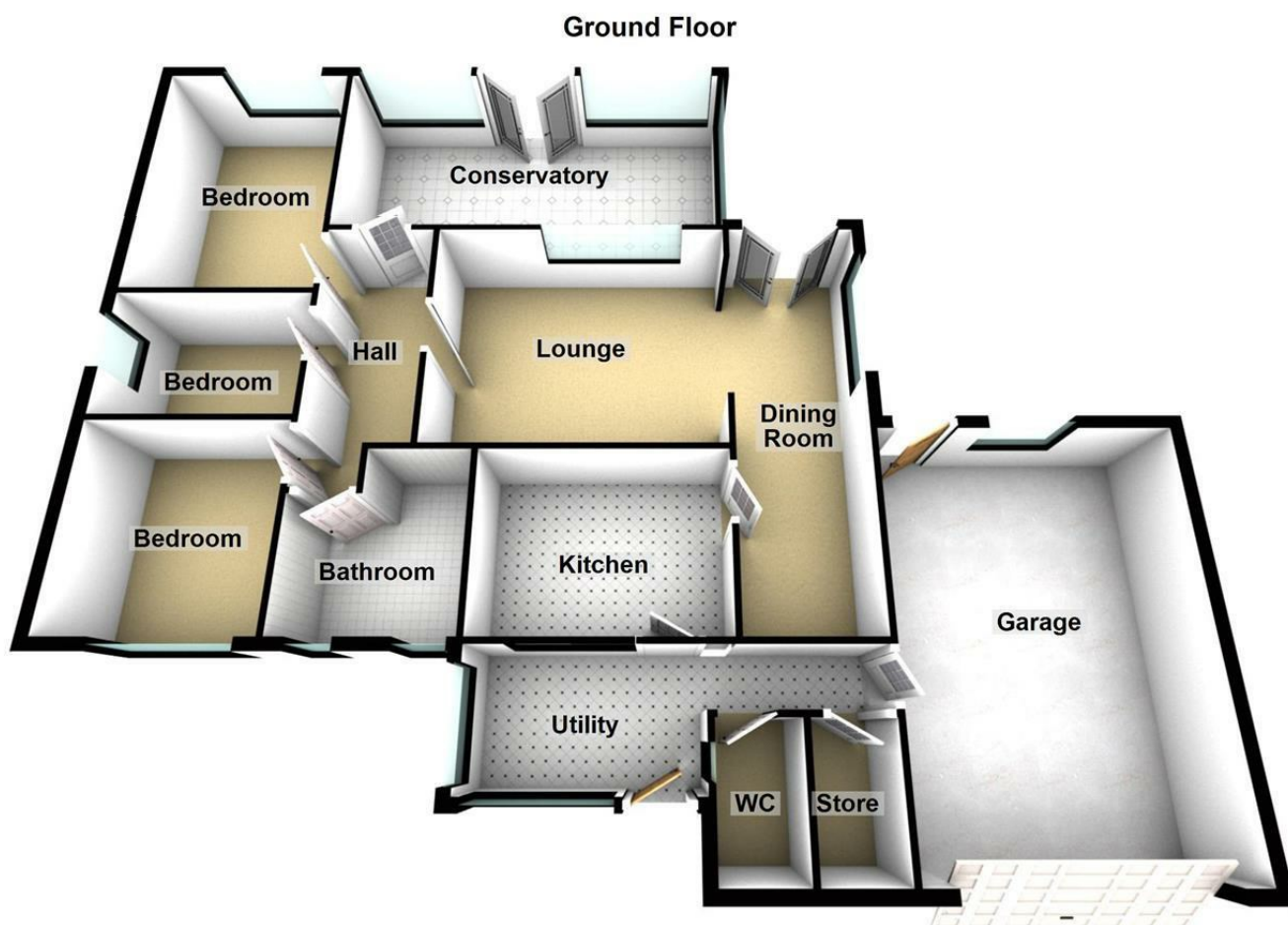
### **IMPORTANT NOTICE -**

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 -**

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 