
An ideal family home, this well-presented three-bedroom property has been thoughtfully extended with a double-width single-storey rear extension, creating spacious and versatile accommodation perfectly suited to modern family living.

The ground floor comprises a welcoming lounge, a separate dining room which opens seamlessly into a contemporary fitted kitchen, providing an excellent open-plan entertaining space. The rear extension also incorporates a stylish downstairs bathroom.

To the first floor are three well-proportioned bedrooms, including two generous double bedrooms and a single bedroom, making the property ideal for growing families, first-time buyers or those looking for additional home office space.

Externally, the property benefits from a driveway to the front providing off-road parking, a shared alleyway offering useful side access, and an enclosed, private, low-maintenance rear garden. The garden also features a large shed, providing excellent additional storage or potential for use as a workshop or hobby space.

Ideally situated in a popular residential location, the property is within easy reach of a range of local shops, supermarkets, well-regarded schools and everyday amenities. Excellent transport links provide convenient access to Oldham Town Centre, Manchester and the surrounding areas, while nearby parks and leisure facilities make this an excellent location for families.

Early viewing is highly recommended to fully appreciate the generous accommodation, practical layout and excellent family living space this home has to offer.

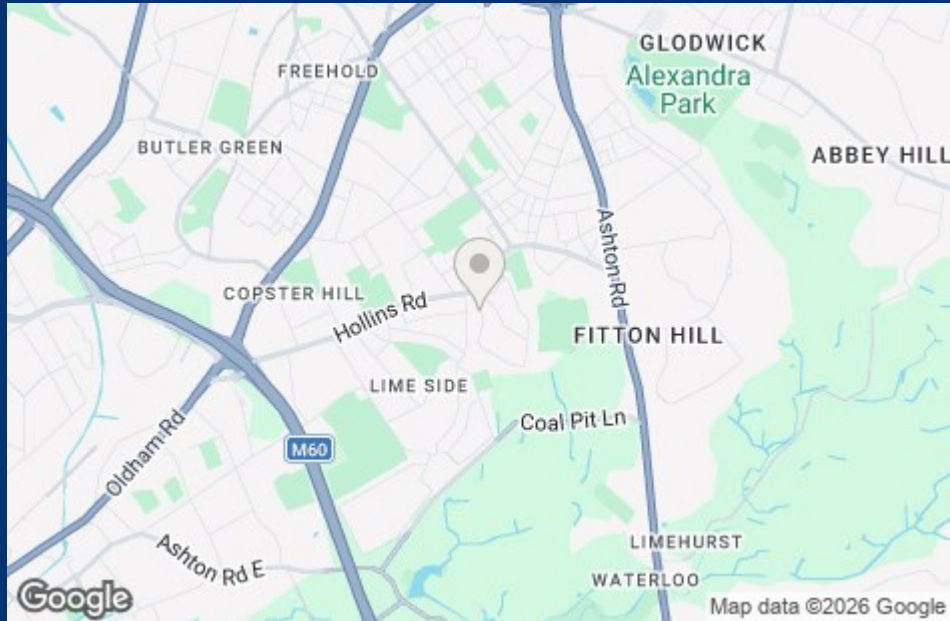


40

GREEN LANE, SUBURBS, OLDHAM, OL8 3AY

CLARKE & CO.

the property professionals





Accommodation and Amenities

Lounge

uPVC entrance door with double glazed inserts, front-facing uPVC double glazed window, feature coal-effect fire with decorative surround, and radiator.

Dining room

Dining room

Kitchen

Modern wide range of wall and base units in a light grey gloss finish. Inset electric oven, four ring ceramic hob and extractor fan. Integrated fridge freezer, washing machine. Matt white sink unit and drainer with high arc - pull out kitchen mixer tap. Rear facing uvpc double glazed window and a composite rear door with split stable-style design,

Stairs to first floor

Landing

Bedroom One

A spacious and well-presented bedroom featuring an extensive range of fitted floor-to-ceiling wardrobes arranged in an L-shape, providing excellent storage. Additional matching wall-to-floor wardrobes are set within a recessed alcove. Front facing uvpc double glazed window and radiator.

Bedroom Two

Rear facing uvpc double glazed window and radiator.

Bedroom Three

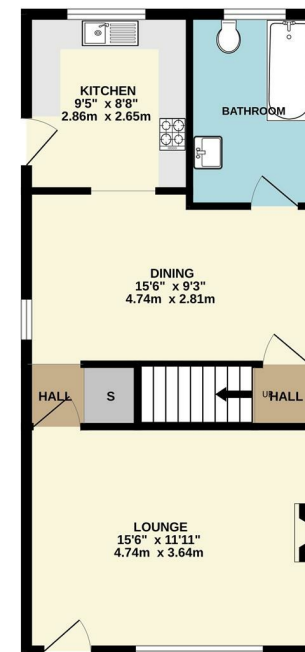
L-shaped bedroom offering flexible living and sleeping space, complete with useful overhead storage Rear-facing uPVC double glazed window and a radiator.

Externally

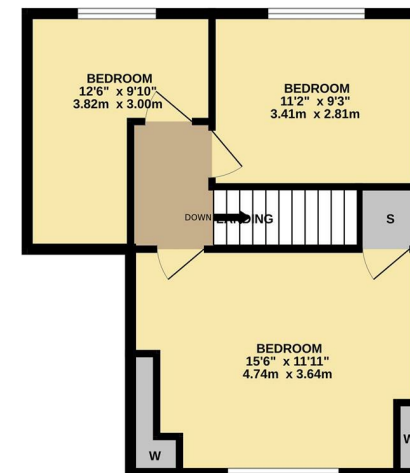
Externally, the property benefits from a driveway to the front providing off-road parking, a shared alleyway offering useful side access, and an enclosed, private, low-maintenance rear garden. The garden also features a large shed, providing excellent additional storage or potential for use as a workshop or hobby space.



GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.
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.
Made with Metriplan 12/2008

Terms

FREEHOLD

PRICE: £260,000

Disclaimer

Clarke & Co. Estate Agents for themselves and the vendors, whose agents they are, give notice that all these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic tape' and therefore can only be an approximation. Items in photographs may not be included in the sale. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement and no warranty is given by Clarke & Co., their employees, agents or the vendors. The property is offered subject to contract and may be withdrawn at any time

CLARKE & CO.

the property professionals

582 Broadway Chadderton
OL9 9NF

01616 825300
sales@clarkeand.co.uk