



Price £325,000

16 Falklend Close, Oldham, OL4 2LQ

- NO CHAIN
- True Detached Bungalow
- Three Bedrooms
- Spacious Lounge
- Kitchen
- Family Bathroom
- Wrap Around Garden
- Driveway With Ample Off Road Parking
- Substantial Plot Size
- Viewing Highly Recommended

*****NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION***** Alan Ryan Estates are pleased to offer for sale this three-bedroom true detached bungalow which is in a highly sought-after area of Moorside and offers a fantastic opportunity for a range of buyers. Internal accommodation briefly comprises of a welcoming entrance hall, a spacious lounge, kitchen, three bedrooms and family bathroom. The property is situated on a peaceful cul-de-sac, ideally positioned close to picturesque countryside, local schools and amenities and excellent public transport links offering convenient access to nearby towns and Manchester city centre. Externally to the front of the property is a lawned garden area with driveway providing ample off-road parking and leading to a single detached garage, whilst to the side and rear of the property is a substantial garden with paved patio and generous lawn areas, all enclosed by boundary fencing. Viewing is highly recommended to fully appreciate what is on offer.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via UPVC composite door with radiator.



BEDROOM THREE: Single bedroom to the front of the property with radiator and bay window.



LOUNGE: Large traditional living room with radiator and bay window.



KITCHEN: Range of wall and base units, four ring electric hob with extractor hood above, integrated oven, stainless steel sink unit, radiator and window to the side.



MASTER BEDROOM: Rear double bedroom offering ample space with radiator and window to the rear.



SECOND BEDROOM: Bright double bedroom, currently being utilised as a dining room, which can either be kept or converted back to a bedroom, with radiator and sliding doors leading into the garden.



BATHROOM: Comprising of bath with wall mounted shower, sink and WC, radiator, fully tiled walls and window.

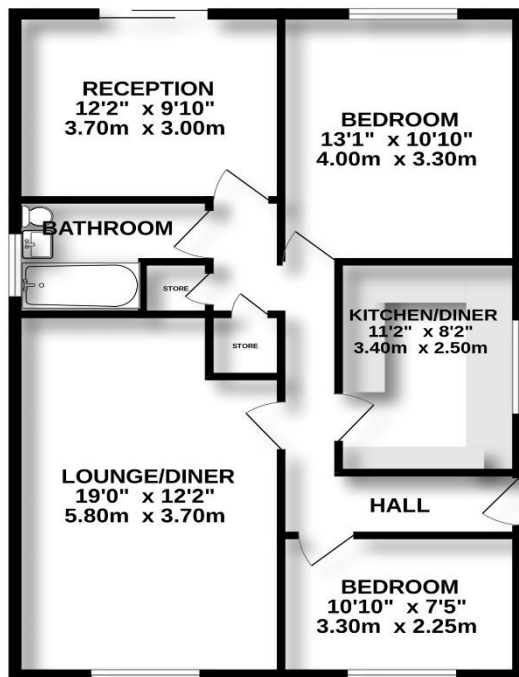
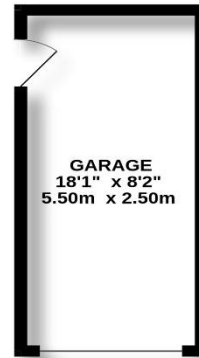


OUTSIDE: Externally to the front of the property is a lawned garden area with driveway providing ample off-road parking and leading to a single detached garage, whilst to the side and rear of the property is a substantial garden with paved patio and generous lawn areas, all enclosed by boundary fencing.



Floor Plan

GROUND FLOOR



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.
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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.