

Elm Road, Oldham, OL8



2 beds 1 bath 1 living

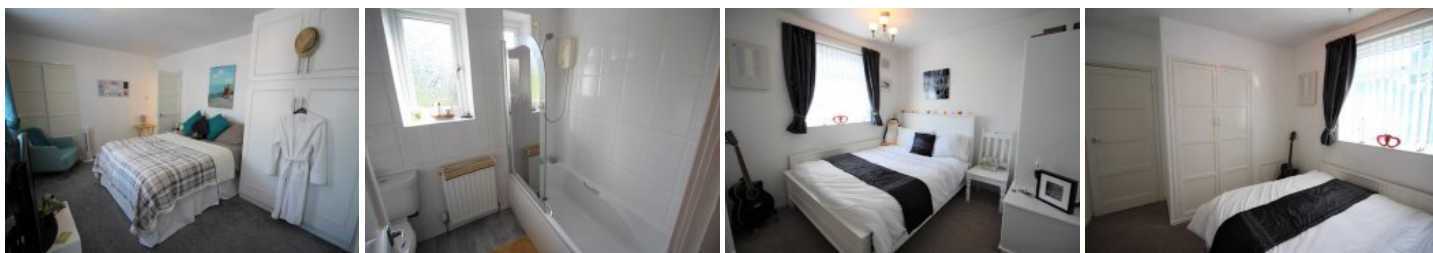
Offers over £120,000



## Key Features

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

## Full Description



Belvoir Sales & Lettings are pleased to offer for purchase this 2 bedroom semi-detached property on Elm Road, Oldham.

The accommodation on offer is well presented throughout and briefly comprises; entrance hall, connected lounge, diner and kitchen, master bedroom, second double bedroom, and family bathroom.

Outside the property is off-road parking, brick storage outhouse, and an extensive rear garden featuring patio and lawn areas, fruit trees, mature shrubbery and a summerhouse which is included in the sale.

The property has been recently upgraded in the last 18 months including; new uPVC double glazed windows throughout, full rewire and new composite front door. A new roof and cavity wall installation have also been done by the existing owner, there is also gas central heating throughout and lighting installed to the attic.

Your early viewing of this property is strongly recommended.

### Accommodation

**Entrance Hall** – With rock composite front door, double glazed frosted window, laminate flooring, coving, wall mounted radiator, and ceiling light point.

**Lounge (3.92m x 3.68m narrowing to 3.09m)** – With high quality laminate flooring and skirting, coving, electric fire, ceiling light point, 2 radiators, uPVC double glazed window, open to dining area.

**Dining Room (2.31m x 2.88m)** – With laminate flooring and skirting, coving, uPVC double glazed rear facing window, ceiling light point, open to kitchen area.

**Kitchen (2.86m x 2.88m narrowing to 2.06m)** – With laminate flooring and skirting, coving, under-stair storage cupboard, wall and base units, plumbing for washing machine, stainless steel sink with mixer tap, oven, hob, extractor, splashback tile, ceiling light point, uPVC double glazed window, door to side of property and back garden access.

**Landing** – With carpets to stairs and landing, wooden hand rail, ceiling light point, uPVC double glazed frosted window, loft hatch.

**Bedroom 1 (4.88m x 3.14m)** – With carpets and skirting, wall mounted radiator, 2 uPVC double glazed windows, ceiling light point, 3 built in wardrobes.

**Bedroom 2 (2.88m x 2.82m)** – With carpets and skirting, ceiling light point, wall mounted radiator, uPVC double glazed window, double built in wardrobe.

**Bathroom w.c. (2.25m x 1.65m)** – With laminate effect grey vinyl flooring, full white wall tile, uPVC double glazed frosted window, radiator, 2 flush lights, 3 piece suite of; WC, basin, and bath with electric shower.

**Outside** – With off-road parking, brick storage outhouse, and an extensive rear garden featuring patio and lawn areas, fruit trees, mature shrubbery and a summerhouse which is included in the sale.

*Please Note: We have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify they are in working order or fit for their purpose. Furthermore, solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to*

*exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they would take such measurements themselves.*



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Ground Floor



First Floor

