



25 Highlands Road

Shaw, Oldham

£159,950

- Semi Detached True Bungalow
- Two Reception Room
- Conservatory
- Two Fitted Bedrooms
- Driveway and Double Garage
- Corner Plot With Gardens
- No Chain
- EPC Rating - D



A lovely two bedroom semi detached true bungalow located on a super corner plot and with the added benefit of a large double garage, cavity wall insulation and an intruder alarm system. Accommodation comprises: entrance porch, entrance hallway, lounge, dining room, kitchen, conservatory, two good size bedrooms and a bathroom. Externally there is beautifully lawned areas with mature hedging and a driveway for up to three cars. Call us today to avoid disappointment.

ENTRANCE PORCH

With uPVC double glazed French doors, tiled floor covering, hardwood entrance door.

LOUNGE

14' 3" x 12' 3" (4.34m x 3.73m) With front aspect uPVC double glazed box window with blinds, gas fire with stone surround, fitted carpeting, radiator.

DINING ROOM

9' 8" x 8' 8" (2.95m x 2.64m) With side aspect uPVC double glazed window, fitted carpeting, radiator.

KITCHEN

9' 8" x 9' 8" (2.95m x 2.95m) Fitted with a range of wall and base units in white, worktops, oven, gas hob, extractor fan, plumbing for a washing machine, cupboard housing the Potterton combi boiler, over lighting, Karndean floor covering, radiator, uPVC double glazed window, stable door leading to the conservatory.

CONSERVATORY

14' 3" x 9' 9" (4.34m x 2.97m) uPVC double glazed constructed conservatory with blinds, tiled floor covering, door leading to the rear.

BEDROOM ONE

11' 9" x 10' 6" (3.58m x 3.2m) With rear aspect uPVC

double glazed window, a range of fitted wardrobes with cupboards over, bedside cabinets, dressing table, built in mirror, fitted carpeting, radiator.

BEDROOM TWO

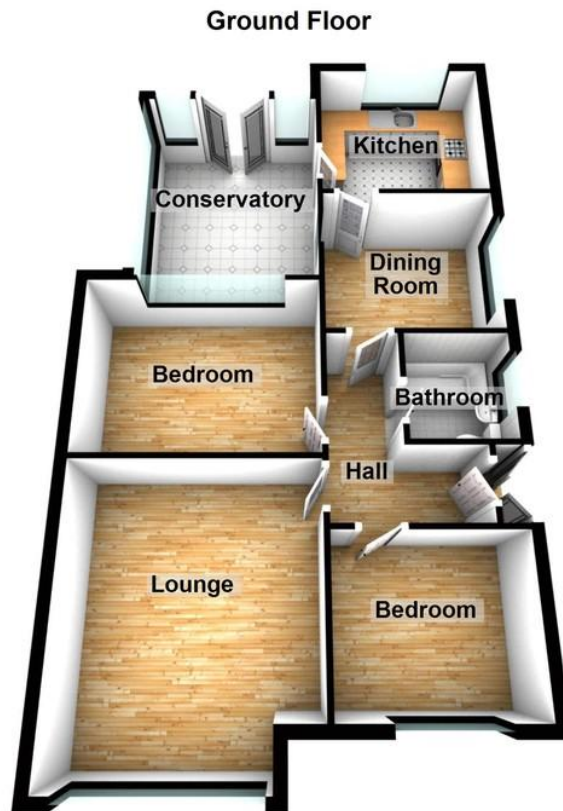
9' 8" x 8' 3" (2.95m x 2.51m) With front aspect uPVC double glazed window with blinds, fitted wardrobes with cupboard over, fitted carpeting, radiator.

BATHROOM

Fitted with a three piece suite in cream comprising Jacuzzi bath with shower over, low level w.c, wash hand basin, fully tiled walls, non slip flooring, radiator, obscure uPVC double glazed window.

GARAGE

20' 0" x 15' 3" (6.1m x 4.65m) Double garage with up and over door, light, power and door to rear.



EXTERNALLY

Situated on a corner plot with lawn areas, mature hedging, a driveway providing off road parking for up to three cars and fencing. The rear garden has a patio area, water supply, gate leading to the side and a door to the garage.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Shaw Office

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Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements