



1 Lydgate Drive

, Oldham, OL4 5HH

Asking Price £150,000



VIRTUAL VIEWING AVAILABLE**CHERISHED FAMILY HOME***LARGE PLOT*** Cousins Estate Agents are proud to present this well maintained **THREE BEDROOM HOME** for sale situated in Salem, Oldham, close to Lees Road offering easy access to transport links, schools, Oldham town centre and the Saddleworth villages.**

The house occupies a large corner plot, with driveway and surrounding gardens. Internally, the accommodation consists of: Enclosed Porch, Entrance Hallway, spacious Lounge/Diner, Kitchen, Three Bedrooms and Bathroom. Externally, to the front mature shrubs are attractively planted with flagstone surrounds, to the side is an enclosed, decked sitting area, whilst to the rear there is a low-maintenance flagged patio.



Porch 9'10"*1'10" (3*0.565)

uPVC surround windowed porch leading to wood paned front door with side window

Entrance Hallway 6'1"*10'4" (1.87*3.16)

Bright with paned front door and side window. Dado rail with wood clad lower and papered upper. Carpet. Radiator. under-stair storage. Doors to Lounge/Diner and Kitchen. Stairs to first floor

Lounge/Diner 23'6"*12'2" (7.166*3.725)

Bright and spacious through-room. Front and rear uPVC windows with curtains. Featured fireplace with gas fire. Radiator. Light fittings at either side. Wall opening to kitchen. Carpeted

Kitchen 11'1"*8'5" (3.4*2.57)

White fronted lower and upper kitchen units with contracting worktop. Tiled backsplash. Vailant Boiler (2 years old). Integrated oven and hob. uPVC rear facing window with blinds. UPVC side door to garden. Storage cupboard

Front Bedroom 12'6"*11'0" (3.83*3.362)

Front facing with uPVC window, blinds and curtains. Built in mirror fronted cupboards. Carpet. radiator. Off-center hanging pendant light

Back Bedroom 12'6"*9'6" (3.832*2.92)

Rear facing with uPVC windows and curtains. Carpet. radiator. Off-center hanging pendant light

Bedroom 3 9'2"*6'6" (2.8*2)

Rear facing with uPVC windows and curtains. Carpet. radiator. Off-center hanging pendant light

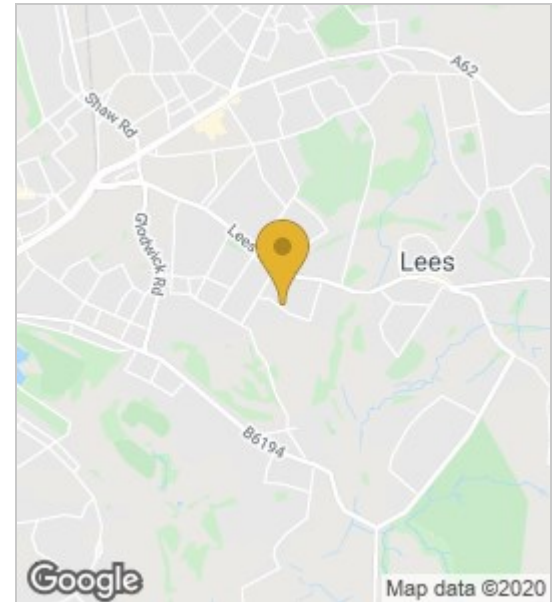
Bathroom 5'10"*7'7" (1.8*2.334)

Front facing shower room. White toilet with rectangular side sink. Walk in shower with seat. Front window with rollerblind. Wall tiles. Ceiling cladding. Spotlights. Radiator

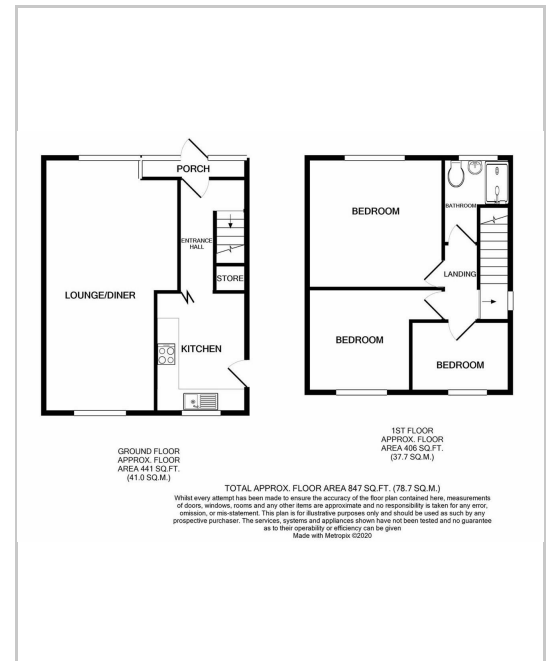
Gardens

Expansive front gardens on both sides. Mature planted shrubs to front with paving. Wood clad side sitting area. Rear patio

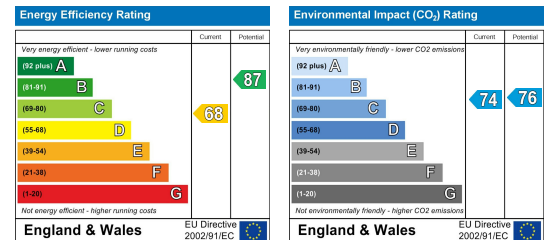
Area Map



Floor Plans



Energy Efficiency Graph



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