



Grampian Way

Shaw, Oldham

Offers In Excess Of £199,950

- Semi-Detached Dormer Bungalow
- Three/Four Bedrooms
- No Chain
- In Need Of Modernisation
- Large Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- EPC Rating - TBC



Offered for sale with No Chain is this three/four bedroom, semi-detached, family home located in this popular spot in High Crompton. The property is in need of modernisation with accommodation comprising of: entrance hallway, lounge/dining room, kitchen, shower room and two ground floor bedrooms to the ground floor and to the first floor two further bedrooms and a w.c. Externally a large driveway for four cars a garage and gardens to the front and rear.

ENTRANCE HALLWAY

L shaped hallway with uPVC door, laminate floor covering, meters cupboard, radiator, BT point, Aluminium window.

LOUNGE

22' 3" x 14' 0" (6.78m x 4.27m) L shaped lounge with two uPVC double glazed windows, radiator, under stairs storage cupboard.

SHOWER ROOM

5' 9" x 5' 9" (1.75m x 1.75m) Fitted with a three piece suite comprising of: shower cubicle, wash hand basin with storage cupboard below, low level w.c., radiator, fully tiled walls and floor, pine ceiling with spotlights, vinyl floor covering, obscure Aluminium window with fitted blind.

BEDROOM ONE

12' 1" x 10' 2" (3.68m x 3.1m) With rear aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

BEDROOM TWO/DINING ROOM

8' 9" x 7' 3" (2.67m x 2.21m) With side aspect Aluminium window, radiator, Worcester combi boiler, loft access.

KITCHEN

9' 9" x 9' 2" (2.97m x 2.79m) With fitted wall and base units, worktops, breakfast bar, one and a quarter bowl stainless steel sink unit with mixer tap, electric oven and hob, extractor fan, radiator, vinyl floor covering, uPVC double glazed window, uPVC door to side.

LANDING

With storage cupboard, fitted carpeting, uPVC double glazed window.

BEDROOM THREE

12' 2" x 9' 5" (3.71m x 2.87m) With two dual aspect uPVC double glazed windows, radiator.

BEDROOM FOUR

9' 2" x 7' 8" (2.79m x 2.34m) With rear aspect uPVC double glazed window with views over surrounding hills, radiator.

WC

4' 8" x 4' 8" (1.42m x 1.42m) With low level w.c, wash hand basin, radiator, obscure uPVC double glazed window.

GARAGE

15' 7" x 8' 4" (4.75m x 2.54m) With up and over door.

EXTERNALLY

To the front of the property there are low brick retaining walls, a lawn area and a driveway providing off road parking for three/four cars. The enclosed rear garden has a lawn area, water supply, boundary fencing and a gated access.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

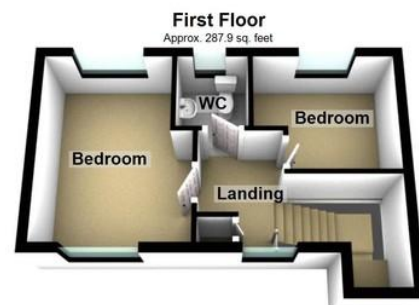
COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are 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. Fixtures and Fittings stated as included in the property are based on achieving the asking price.





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