



Denbigh Drive

Shaw, Oldham

£230,000

- Semi-Detached True Bungalow
- Two Fitted Bedrooms
- No Chain
- Conservatory
- Driveway & Garage
- Enclosed Private Rear Garden
- Convenient Location
- EPC Rating - D





No Chain. A superbly presented, two bedroom, semi-detached, true bungalow located in this wonderful location. accommodation comprising of: entrance porch, lounge, dining area, kitchen, conservatory, two good size bedrooms both with fitted wardrobes and a bathroom. Externally a private rear garden with lawn area, a garage and driveway parking. Call us today to arrange a viewing we have the key.

#### ENTRANCE PORCH

9' 2" x 4' 0" (2.79m x 1.22m) With Composite door, uPVC double glazed windows, laminate floor covering, radiator, book storage, meters cupboard.

#### LOUNGE

15' 2" x 11' 6" (4.62m x 3.51m) With front aspect large uPVC double glazed picture window with fitted blind, electric fire with surround and hearth, fitted carpeting, two radiators, TV point, wall light sockets.

#### DINING AREA/HALLWAY

13' 8" x 11' 4" (4.17m x 3.45m) Dining area with fitted carpeting, radiator, spotlights, uPVC double glazed window with fitted blind, narrowing to form the hallway.

#### KITCHEN/BREAKFAST ROOM

12' 7" x 9' 2" (3.84m x 2.79m) With fitted wall and base units, worktops, AEG electric double oven and hob, plumbing for an automatic washing machine, one and a quarter bowl sink unit with mixer spray tap, laminate floor covering, tiled splash backs, under lighting, pantry storage cupboard with loft access, uPVC double glazed window.

#### CONSERVATORY

10' 8" x 7' 9" (3.25m x 2.36m) uPVC double glazed and brick construction with laminate floor covering, radiator with cover, French doors leading into the rear garden.

#### BEDROOM ONE

11' 5" x 10' 3" (3.48m x 3.12m) With rear aspect uPVC double glazed window with fitted blind, triple fitted wardrobes, dressing table, two bedside cabinets, drawers, laminate floor covering, radiator.

#### BEDROOM TWO

9' 2" x 8' 4" (2.79m x 2.54m) With side aspect uPVC double glazed window with fitted blind, fitted triple mirror sliding wardrobes, laminate floor covering, radiator.

#### BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m) Fitted with a three piece suite comprising of: panelled bath with shower over, low level w.c., wash hand basin, fully tiled walls and floor, radiator, obscure uPVC double glazed window with fitted blind.

#### GARAGE

18' 0" x 9' 2" (5.49m x 2.79m) With up and over door, light, power, door to the side.

#### EXTERNALLY

To the front of the property there is a driveway providing off road parking for numerous cars, elevated garden with steps and mature shrubs. The very private rear garden has a lawn area, patio area, mature shrubs, water supply and a gated side 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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