



George Street

Shaw, Oldham

£275,000

- Detached Family Home
- Four Bedrooms, Two En-Suite
- Conservatory
- Driveway & Garage
- Enclosed Rear Garden
- Popular & Convenient Location
- Beautifully Presented Throughout
- EPC Rating - C



Offered for sale is this lovely, four bedroom, detached, family home located on George Street/Buckstones Road therefore close to well regarded local schools, public transport links and the North West motorway connections whilst being on the cusp of Saddleworth. Accommodation briefly comprises of: entrance hallway, cloakroom/w.c., lounge, large kitchen/dining room, conservatory, four bedroom (two en-suite) and a family bathroom. Externally an enclosed, private rear garden, garage and driveway parking.

ENTRANCE HALLWAY

With hardwood entrance door, radiator, laminate floor covering.

CLOAKROOM/WC

Fitted with a two piece suite in white comprising of: low level w.c., wash hand basin, laminate floor covering, radiator, obscure uPVC double glazed window with fitted

blind.

LOUNGE

15' 4" x 14' 9" (4.67m x 4.5m) With front aspect uPVC double glazed window with fitted blind, gas fire with surround and hearth, TV point, BT point, large under stairs storage cupboard, glass staircase leading to the first floor, recently fitted carpeting.

KITCHEN/DINING ROOM

17' 7" x 8' 9" (5.36m x 2.67m) An extended room with a large range of fitted wall and base units, worktops, one and a quarter bowl stainless steel sink unit with mixer taps, integrated double oven, four ring gas hob, extractor fan, integrated dishwasher and fridge/freezer, plumbed for an automatic washing machine, laminate floor covering, designer radiator, two wall lights, uPVC double glazed window with fitted blind and uPVC double glazed patio doors.

CONSERVATORY

11' 5" x 11' 3" (3.48m x 3.43m) uPVC double glazed and brick construction, tiled floor covering, two radiators, ceiling fan, fully fitted blinds, French doors leading into the garden.

LANDING

Glass galleried landing with radiator, storage cupboard, recently fitted carpeting, access to a part boarded loft.

BEDROOM ONE

11' 6" x 8' 3" (3.51m x 2.51m) With two front aspect uPVC double glazed windows, radiator, fitted wardrobes with storage cupboards over, fitted carpeting.

ENSUITE

8' 1" x 3' 0" (2.46m x 0.91m) Fitted with a two piece suite comprising of: shower cubicle, inset sink unit with storage cupboards below, extractor fan, part tiled walls, tiled floor

covering, radiator, obscure uPVC double glazed window with fitted blind.

BEDROOM TWO

10' 9" x 7' 5" (3.28m x 2.26m) With rear aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

ENSUITE

7' 4" x 3' 0" (2.24m x 0.91m) Fitted with a two piece suite comprising of: shower cubicle, corner sink unit, part tiled walls, vinyl floor covering, radiator, obscure uPVC double glazed window with fitted blind.

BEDROOM THREE

10' 4" x 8' 3" (3.15m x 2.51m) With rear aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, TV point.

BEDROOM FOUR

8' 6" x 7' 0" (2.59m x 2.13m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

BATHROOM

8' 3" x 5' 5" (2.51m x 1.65m) Fitted with a three piece suite in white comprising of: panelled bath, low level w.c., wash hand basin, extractor fan, part tiled walls, vinyl floor covering, obscure uPVC double glazed window with fitted blind.

GARAGE

17' 2" x 7' 2" (5.23m x 2.18m) With up and over door, light, power, Worcester combi boiler, uPVC door to the rear.

EXTERNALLY

To the front of the property there is a block paved driveway for two vehicles and a side lawn area. There is an enclosed private rear garden with lawn area, patio area, access to the garage, mature conifers and water supply.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: D

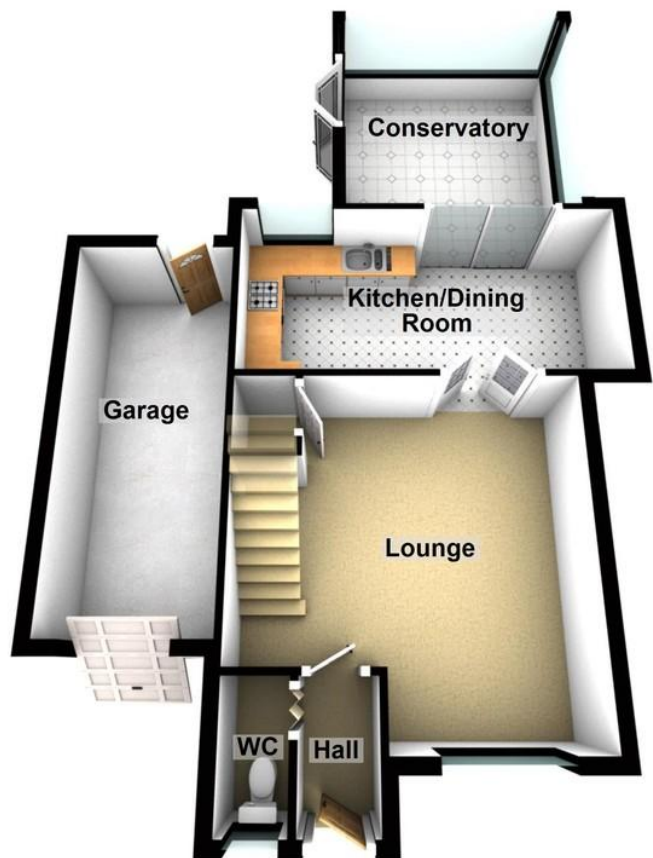
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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.



Ground Floor



First Floor



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