



138 George Street Oldham, OL2 8DR

Three Bedroom extended semi detached home in Shaw that is ideally located with easy access to St George's C of E Primary School and Buckstones Primary School. Close to local amenities and local transport networks including Metrolink. Internally comprising; Entrance porch, hallway, lounge, good sized kitchen, 2nd large reception room. To the first floor are three bedrooms and a bathroom. Gardens front and rear. Overlooking St Georges Playing Fields. Viewing is highly recommended to appreciate the space this home has to offer.

Extended

3 Bedrooms

Great Location

Good Local Schools

Large Rooms

Downstairs WC

Overlooking Fields

Driveway

£245,000

Entrance Porch 3' 8" x 5' 6" (1.11m x 1.68m)

Entrance Hall 13' 10" x 5' 9" (4.21m x 1.75m)
Hall with laminate flooring leading to lounge kitchen and dining room .

Lounge 13' 7" x 11' 6" (4.13m x 3.50m)
Pleasant room with electric fire and surround . Carpeted floor. Great views over the fields.

Kitchen/Breakfast Room 14' 1" x 7' 5" (4.29m x 2.27m)
This extended kitchen has a good range of units in white with grey worktop, tiled splash backs, fitted full size dishwasher and plumbed for washing machine. This lovely kitchen overlooks the rear garden.

Dining Room 18' 3" x 9' 3" (5.56m x 2.82m)
Large room that can be for a range of uses. French doors overlooking the lovely rear garden.

Downstairs WC 4' 10" x 2' 6" (1.48m x 0.77m)
Useful downstairs wc with side window keeping it light and airy.

Bedroom 1 11' 7" x 9' 2" (3.52m x 2.80m)
Double room with great views over the fields.

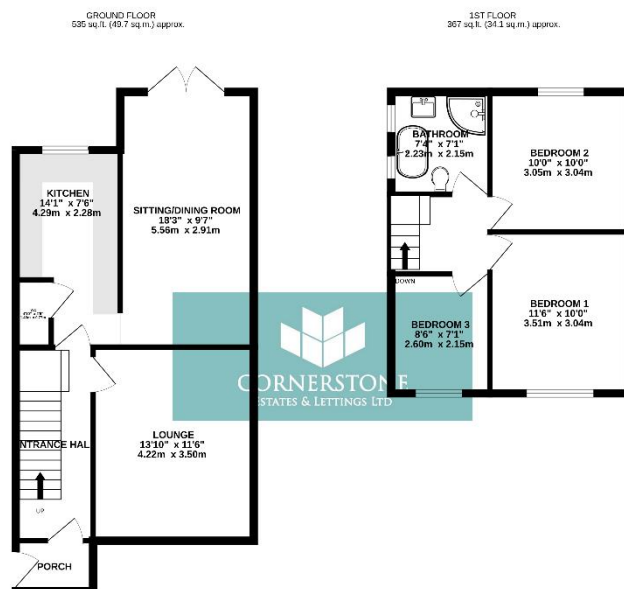
Bedroom 2 9' 10" x 9' 4" (3.00m x 2.85m)
Double room with laminate flooring . Overlooking rear garden.

Bedroom 3 8' 6" x 7' 1" (2.59m x 2.15m)
Single room with laminate flooring and front aspect

Family Bathroom 7' 5" x 7' 11" (2.25m x 2.41m)
Lovely light and airy room with 2 windows . 4 piece bathroom suite in white . Seperate good sized corner shower cubicle.

Landing
with loft access.

Rear Garden
Lovely rear garden with lawn, patio and decking areas.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.
*All room dimensions are based on the centre of the room. The dimensions of the rooms are approximate and should not be used for legal purposes. The dimensions of the rooms are approximate and should not be used for legal purposes. The dimensions of the rooms are approximate and should not be used for legal purposes.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

