



## 91 Fold Green Oldham, OL9 9DX

Beautiful true bungalow with modern extension / sunroom. This desirable home briefly comprises; Entrance hall, 2 double bedrooms, bathroom, fitted kitchen and the open plan lounge / diner/ sunroom. Externally, the sun room opens onto the well maintained gardens which surround the three sides of the property with lawn, bedding / vegetable patch areas, timber built shed and greenhouse along with ideal seating areas to enjoy the changing seasons.

**Open plan lounge/diner/sunroom**

**2 double bedrooms**

**Fitted kitchen**

**2 driveways**

**Fantastic gardens**

**True bungalow**

**Fitted bathroom**

**Garage**

**£249,950**

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## Oldham, OL9 9DX

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### Lounge 10' 0" x 14' 1" (3.06m x 4.29m)

Laminate flooring, open to the sunroom / diner. Decorative upright radiator

### Sunroom 8' 9" x 14' 3" (2.66m x 4.34m)

Open to the lounge, this space is perfect for entertaining with its skylight windows and French doors leading to the gardens

### Kitchen 8' 4" x 9' 4" (2.55m x 2.85m)

Fitted kitchen to the front elevation with modern white base and wall cabinets and black worktops. Space for cooker, fridge/freezer and plumbed for automatic washing machine and dishwasher. Door to side garden.

### Bedroom 1 16' 1" x 12' 0" (4.91m x 3.65m)

Large bedroom to the front elevation. Ample room for bank of wardrobes and additional furniture.

### Bedroom 2 12' 0" x 11' 10" (3.67m x 3.61m)

Large double bedroom to the rear elevation. Currently doubling up as a study.

### Shower Room 5' 5" x 8' 8" (1.64m x 2.64m)

Beautiful modern bathroom with corner shower, low level w/c and vanity wash hand basin. Chrome heated towel rail. Tiled flooring and walls.

### Gardens

Gardens to three sides. The front immaculate garden with rockery has a driveway to the side that houses one - 2 vehicles and opens up to the rear garden which could house further vehicles. The rear of the property has a patio with a timber build shed and a sitting area just off the sunroom which has artificial grass which spans around to the side. The lawned area of the garden has raised beds for plants and flowers, a pond and an archway leading to the greenhouse and rear of the garage. The access to the detached garage is at the side of the property and has a further gated driveway - ideal for those with a van or additional vehicles.

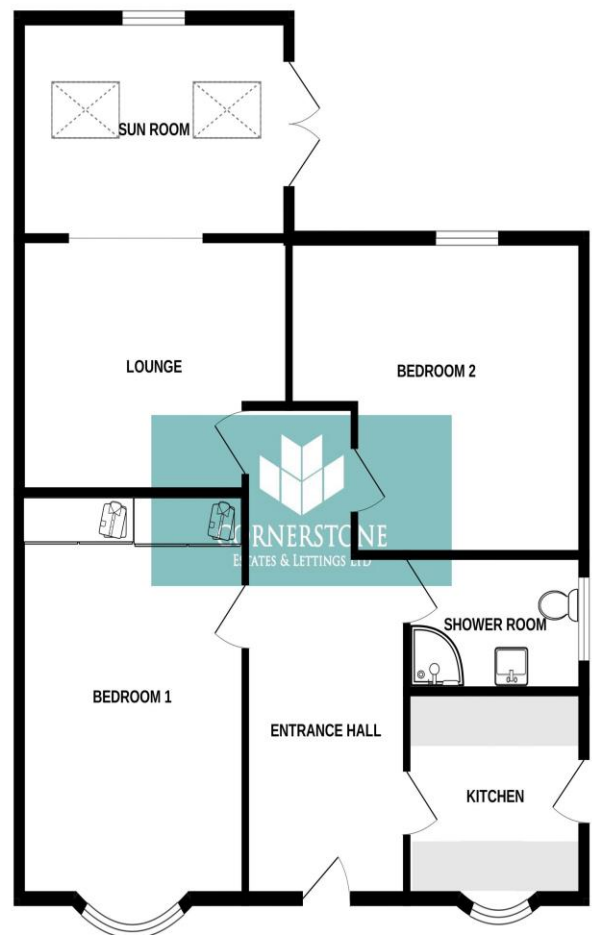
### Garage

The detached garage has its own private driveway and is gated. It is divided into 2 parts for storage and comes equipped with light and electricity.

### Council Tax

Band C

GROUND FLOOR



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