



23 Bottomfield Close Oldham, OL1 4AT

3 bedroom semi detached home just a short walk from the local Tram stop. Ideally situated with a beautiful large rear south facing garden. This property presents a fantastic opportunity for a family/ commuter. Briefly comprising to the ground floor; Entrance porch, large lounge and fitted dining kitchen with french doors overlooking garden. . To the first floor there are two double bedrooms, and a single bedroom. Externally, this property boasts a large driveway and lovely front and rear gardens.

Three Bedrooms

Walking Distance To Metrolink

Large South Facing Rear garden

Large Driveway

good size Kitchen /Diner

£169,999

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Entrance Porch 4' 9" x 5' 0" (1.46m x 1.52m)

Porch leading to lounge.

Lounge 15' 3" x 15' 3" (4.66m x 4.66m)

Large airy room with front aspect . Carpeted floor.

Kitchen/Diner 15' 3" x 8' 6" (4.66m x 2.58m)

Good sized Kitchen diner with a range of fitted wall and base units, plumbed for washer. Double oven .UPVC French doors lead out onto the large south facing garden. Under stairs useful storage.

Bedroom 1 12' 11" x 7' 11" (3.94m x 2.42m)

Pleasant double room with space for wardrobes.Carpeted.

Bedroom 2 10' 11" x 7' 11" (3.33m x 2.41m)

lovely room with space for wardrobes, rear aspect overlooking garden.

Bedroom 3 6' 11" x 6' 10" (2.11m x 2.08m)

Single bedroom with storage cupboard.

Family Bathroom 8' 6" x 6' 10" (2.58m x 2.09m)

White 3 piece suite shower over bath.

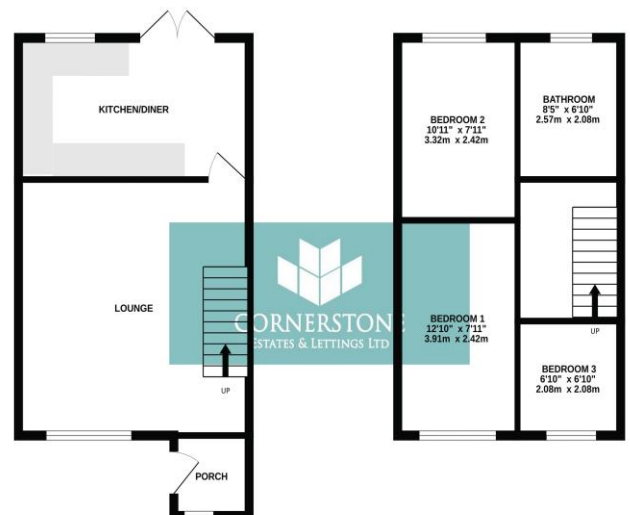
Dining area

French doors overlooking the rear garden.

Rear Garden

Landing

Access to part boarded loft storage with light and pull down ladder .



TOTAL FLOOR AREA: 720 sq ft, (66.4 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Markwell Mortgage 02022

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.

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