



## 38 Bottomfield Close Oldham, OL1 4AT

Beautiful 2 bedroom semi detached home ready to move in to, benefitting from an all seasons conservatory. Internally this much loved property comprises; Entrance porch, lounge, dining kitchen with integrated appliances and the conservatory with insulated roof. To the first floor are the two double bedrooms and the family bathroom. Externally, this property has a lawn and driveway to the front and a tiered garden with artificial grass, planted borders and a raised deck terrace.

**Insulated conservatory**

**Integrated appliances**

**Landscaped garden**

**Modern decor**

**Modern fitted dining kitchen**

**2 double bedrooms**

**Driveway**

**Ideal starter home**

**£159,950**

# 38 Bottomfield Close

## Oldham, OL1 4AT

**£159,950**

### **Entrance Porch** 5' 1" x 3' 10" (1.56m x 1.17m)

Entrance porch with window and radiator.

### **Lounge** 15' 8" x 12' 0" (4.78m x 3.67m)

Large lounge with stairs leading to the first floor accommodation and door to dining kitchen. Laminate flooring.

### **Dining kitchen** 8' 5" x 11' 11" (2.57m x 3.64m)

Modern shaker style cabinets with wood effect worktops. Integrated fridge, freezer, eye level oven and microwave, washing machine and hob with extractor fan. Combi Boiler. Space for dining table. Patio doors to the conservatory.

### **Conservatory** 8' 1" x 8' 8" (2.46m x 2.63m)

Conservatory has an insulated roof meaning it can be enjoyed in all seasons. Laminate flooring and French Doors to the garden.

### **Bedroom 1** 8' 6" x 12' 0" (2.60m x 3.65m)

### **Bedroom 2** 8' 11" x 12' 0" (2.71m x 3.67m)

Storage cupboard

### **Bathroom** 4' 11" x 7' 3" (1.50m x 2.21m)

Panel bath with shower above and glass screen, pedestal wash hand basin and low level w/c. Tiled walls. Built in storage cupboard

### **Tenure**

We are advised this is leasehold with 972 years remaining and £50 per year ground rent.

### **Council tax**

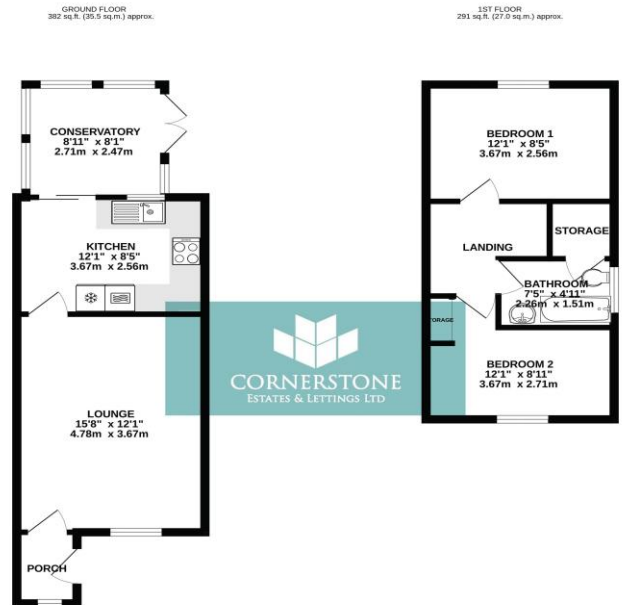
Band A

### **Financial advice**

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if your do not keep up repayments on your mortgage or other loan secured on it.

### **Investors / landlords**

Please speak to our Lettings Department to get a valuation of this property to let. Get advice on growing your portfolio, protecting your investment and learn about our various bespoke landlord services, including guaranteed rent



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.

