

1 St. Marks Avenue Oldham, OL2 6NL

Desirable and spacious 4 bedroom semi detached property in the sought after area of Royton. This family home has been tastefully finished and has the modern growing family in mind. Briefly comprising to the ground floor; Entrance porch leading to the welcoming hallway, lounge with media wall and decorative paneling, well designed kitchen and dining room with utility space and the 4th bedroom. To the first floor are the 3 double bedrooms (master fitted with wardrobes), the bathroom and separate w/c. The property is on a large corner plot with gardens to 3 sides. To the rear has been divided to provide ample entertaining space and accommodate a driveway. Early viewings advised.

4 double bedrooms

Driveway to the rear

Utility area

Gardens front and rear

Modern fitted kitchen

Separate lounge and dining

Separate bathroom and w/c

Tastefully decorated

£249,950

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Entrance Hall 4' 10" x 10' 6" (1.47m x 3.19m)

Warm and welcoming entrance hall leading on from the porch. 2 windows. Tile flooring and wood panelling. Door to lounge and bedroom 4

Kitchen 8' 5" x 13' 2" (2.56m x 4.01m)

Modern fitted kitchen with range cooker, integrated fridge/freezer and plumbed for a dishwasher. Door to under stairs cupboard.

Dining Room 10' 5" x 8' 7" (3.18m x 2.61m)

This dining room has units along one side that match the kitchen which cleverly house the washing machine. Sliding patio doors to the side garden and door to the rear.

Bedroom 4 9' 3" x 9' 11" (2.81m x 3.02m)

Just off the entrance hall is this double bedroom which could become an additional reception room.

Bedroom 1 10' 3" x 10' 9" (3.13m x 3.28m)

To the front elevation with built in wardrobes and over head storage. Storage cupboard.

Bedroom 2 12' 0" x 10' 1" (3.65m x 3.07m)

Large bedroom to the front elevation with a small window to the side also. Storage cupboard

Bedroom 3 8' 6" x 10' 7" (2.60m x 3.23m)

Double bedroom the the rear elevation

W/C 4' 8" x 2' 4" (1.42m x 0.71m)

Bathroom 5' 6" x 7' 9" (1.67m x 2.36m)

P shaped bath with shower above and glass screen. floating vanity basin. Storage cupboard.

Driveway

Driveway is accessed from the rear of the property and has a gate leading to the garden.

Rear garden

The rear garden is divided into two parts - one as a driveway and the other is ideal for entertaining with a patio and gravel area for low maintenance.

Front garden

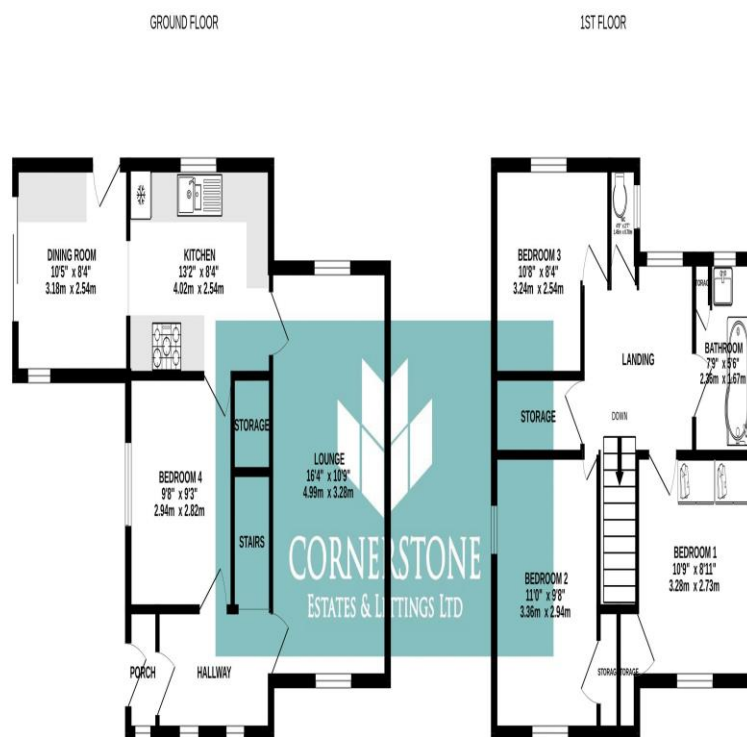
The main entrance to the property is via the front garden which is laid to lawn.

Council tax

Band A

Tenure

We are advised this is leasehold £10pa and await further details on term



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