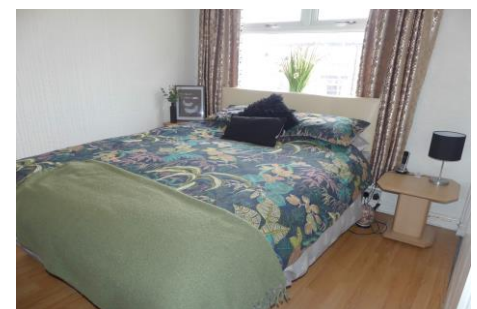




21 Worsley Place Oldham, OL2 7BQ

4 bedroom semi detached home with lovely garden offering versatile accommodation. This much loved family home has been extended into the loft to maximise the space. Briefly comprising; Entrance hall, lounge and fitted dining kitchen to the ground floor, 3 bedrooms and 4 piece family bathroom to the first floor and a large loft room on the second floor. Externally, this property benefits from a double driveway to the front and a beautiful cottage garden to the rear set over three levels which is an ideal retreat in all seasons. This property is ideal for the growing family due to its location on a cul-de-sac close to Shaw centre, it's proximity to transport links including the Metrolink station, and good local schools.



4 bedrooms

Large garden

Double driveway

Fitted kitchen / diner

4 piece bathroom

Freehold

£184,950

21 Worsley Place

Oldham, OL2 7BQ

£184,950

Entrance Hall 6' 2" x 4' 1" (1.87m x 1.25m)

Door to lounge. Stairs to first floor accommodation. Electric cupboard

Lounge 14' 9" x 13' 6" (4.50m x 4.12m)

Large lounge leading to kitchen

Kitchen/Diner 9' 6" x 16' 11" (2.90m x 5.16m)

Fitted with cream gloss handleless doors, this kitchen has integrated oven, hob and extractor fan. Space for fridge/freezer and plumbed for automatic washing machine. The dining area has a side window, pantry and 2 year old Worcester boiler concealed in a cupboard. Patio doors open up to the rear garden.

Bedroom 1 11' 9" x 9' 5" (3.59m x 2.88m)

Double bedroom with fitted wardrobes / storage.

Bedroom 2 8' 4" x 6' 0" (2.53m x 1.83m)

To the rear elevation.

Bedroom 3 8' 4" x 6' 0" (2.53m x 1.83m)

Single bedroom to the front elevation.

First Floor Landing

Window to the side. Doors to all first floor rooms and the stairs to the loft.

Bedroom 4 11' 7" x 15' 6" (3.53m x 4.73m)

In the loft space, this room has a skylight and eaves storage.

Front garden

Driveway for 2 or more cars. Gated access to the rear garden. Shed.

Rear Garden

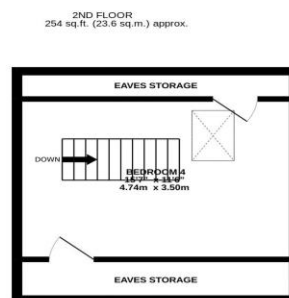
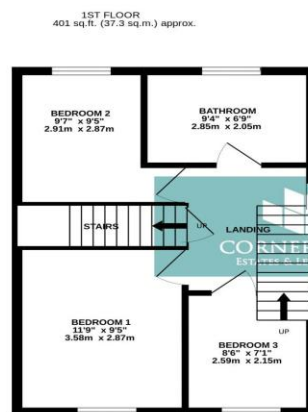
Set over 3 levels, this mature garden has a deck patio leading out from the dining room, steps to the next decked level and gravel lower level. Surrounded by planting beds and shrubs with a greenhouse and 3 additional sheds for storage.

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 you do not keep up repayments on your mortgage or other loan secured on it.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Address:

21 (09) 411 7 4111 : Fm 412/1m 4 92 TBQ

Reference:

0420-2222-7090-2222-7075