



## 24 Fresca Road Oldham, OL1 4NN

Modern Semi-detached home with upvc double glazing throughout. Two double bedrooms and a large driveway. Situated in a private cul-de-sac in the popular area of Moorside, ideal for the growing family or those looking to downsize without compromising on style. The accommodation has a modern feel on entering through the porch, into the lounge and dining room. The kitchen is fully fitted, and benefits from a brand new boiler. Upstairs there are two double bedrooms main being fitted, and a family bathroom. There is a large low maintenance garden to the rear, which is not overlooked. This desirable property is ready to move into.

**Semi-Detached**

**Large Driveway**

**Large Rear Garden with Astro Turf**

**Two Double Bedrooms**

**Front garden**

**Ready to move into**

**£174,950**

**Entrance Porch** 4' 0" x 3' 11" (1.23m x 1.19m)

**Lounge** 12' 4" x 13' 2" (3.75m x 4.01m)  
From the porch leads to the lounge with new laminate flooring throughout.

**Dining area/kitchen** 9' 6" x 13' 1" (2.90m x 4.00m)  
spacious area that easily takes a 6 seater table. French doors leads out onto the patio and overlooks the garden. There is an understairs storage area with a door .New laminate flooring that is throughout the ground floor.

### Kitchen

Double oven . Newly fitted boiler housed in cupboard. Gas hob and hood extractor.

**Bedroom 1** 8' 2" x 6' 1" (2.48m x 1.86m)  
Master bedroom with fitted wardrobes and bedside storage. rear aspect with new carpet.

**Bedroom 2** 7' 3" x 13' 3" (2.22m x 4.04m)  
Good size double room with built in storage cupboard. Front aspect . Laminate flooring.

**Landing** 5' 7" x 3' 3" (1.70m x 0.98m)  
Leading to both double bedrooms and family bathroom.

### Rear Garden

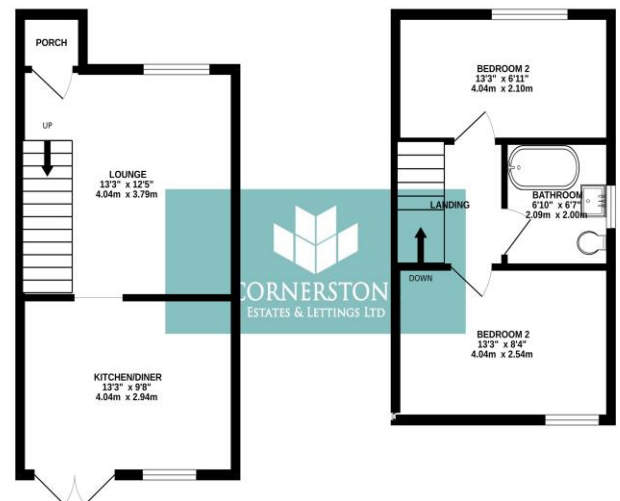
Large rear garden that is not overlooked. Artificial grass makes it low maintainance.

### patio area

Large patio which is sectioned off from the garden. With planting area to side.

GROUND FLOOR  
304 sq ft (28.2 sq m.) approx.

1ST FLOOR  
292 sq ft (27.2 sq m.) approx.



TOTAL FLOOR AREA - 596 sq ft (55.4 sq m.) approx.  
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Made with MyPlan 10/2023

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