

Tel: 01706 396200

Email: office@cornerstoneonline.co.uk









3 Gracie Avenue Oldham, OL1 4DU

Much loved garden fronted family home internally comprising; entrance hall, lounge with bay window, and dining kitchen to the ground floor which also boasts a bay window overlooking the rear garden. To the first floor are the two double bedrooms and the family bathroom. Loft is boarded .With gardens front and rear, and sat on a quiet cul-de-sac, this property is ideal for the growing family, and benefits from a new roof in 2021.

Fitted Kitchen

2 double bedrooms

Cul-de-sac loaction

Patio/garden

Large lounge Fitted bathroom Close to the metrolink Garden Fronted

£139,950





3 Gracie Avenue Oldham, OL1 4DU

Entrance Hall

Entrance hall with window to one side , allowing light to flow.

Lounge 13' 10" x 11' 0" (4.21m x 3.36m)

Modern neutral tones, room with lovely bay window to front ,there is a fitted fireplace with gas fire. with an addition of a side window also, thus making the room bright and airy. Carpeted.

Kitchen 9' 11" x 16' 9" (3.03m x 5.11m)

Large airy room with fitted units and fitted wall oven and a hob. This room has a bay window with the added benefit of skylight windows over the bay making a light and airy room. There is a useful pantry space for extra storage.

Bedroom 2 10' 2" x 9' 6" (3.09m x 2.89m) Double room with rear aspect.

Bedroom 1 12' 5" x 18' 2" (3.78m x 5.53m)

Very large spacious room which has 2 windows which allow the room to be light and airy. Storage cupboard 1.50m x 4.19m which is a very useful space with potential.

Bathroom 5' 11" x 6' 10" (1.80m x 2.08m) White suite with window to rear.

Rear Garden

Patio area and lawned area. Good space for entertaining.



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 rom 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 the availability of this property before traveling 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 ind 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 should be requested from the agents.