



## 151 Buckstones Road Oldham, OL2 8DF

2/3 Bedroom true bungalow in Shaw, Oldham. Situated on Buckstones Road, this property is ideally placed for Country walks, amenities of Shaw, the Metrolink, local bus routes and the Ofsted outstanding Buckstones Primary School. Internally comprising; Sun Room, Entrance Hall, Fitted kitchen and bathroom, 2 double bedrooms, lounge and the third bedroom which is currently being used as a dining room/study. With a double driveway and garden to the front and a low maintenance rear garden, this property has much to offer.

**2 double bedrooms**

**Sun room**

**Driveway for 2 cars**

**True bungalow**

**3rd bedroom / reception room**

**Fitted Bathroom**

**Fitted kitchen**

**Freehold**

**Offers Over £239,950**

### Entrance Hall

Providing access to bedrooms, lounge and kitchen.

### Lounge 13' 10" x 11' 4" (4.22m x 3.45m)

With French doors leading to the rear patio area and beautiful views beyond. Door to the second reception room / 3rd bedroom.

### Kitchen 11' 0" x 10' 4" (3.35m x 3.16m)

Fitted with lemon coloured base and wall cabinets. Plumbed for automatic dishwasher or washing machine. Range cooker with double extractor.

### Reception room /3rd Bedroom 15' 10" x 8' 9" (4.83m x 2.66m)

Currently being used as both a dining room and study, this room can also be used as a third bedroom. Windows front and rear.

### Sun Room 22' 3" x 6' 10" (6.79m x 2.09m)

Situated to the front of the property, this sun room provides the ideal entryway for those who have pets or pushchairs, can also be used as an additional reception room. Door to the entrance hall.

### Bedroom 1 13' 7" x 11' 10" (4.14m x 3.60m)

Situated to the front elevation, this double bedroom has robes to one wall.

### Bedroom 2 8' 4" x 10' 4" (2.55m x 3.15m)

Double bedroom situated to the side elevation.

### Bathroom 6' 11" x 5' 4" (2.12m x 1.63m)

White bathroom suite comprising Panel bath with shower above and bi-folding screen, pedestal wash hand basin and low level w/c. Beautiful modern tiled walls.

### Rear Garden

Flagged rear patio for low maintenance. 2 sheds come with electricity and one with drainage for the washing machine. Path to the front garden. Outdoor tap.

### Front garden

Driveway for 2 cars. Lawned garden with planted borders and hedge. Access to the rear garden.

### Tenure

We are advised this is freehold but confirmation should be sought from your solicitor.

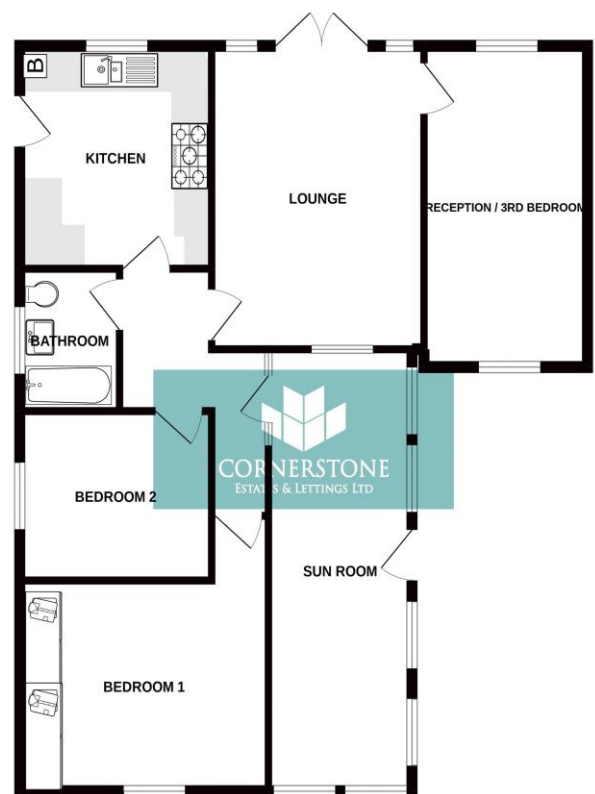
### Council Tax

Band C

### Financial Services

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.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix 12022

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.

