



163 Haven Lane Oldham, OL4 2QQ

This much loved home must be viewed to appreciate the space and versatility it has to offer, in the popular Haven Lane area of Moorside is a must for the buyer looking for a project home. There is awesome potential to develop this property's living space even further by converting the basement level which currently has a garage, utility room. Briefly comprising; Entrance hall, lounge and fitted kitchen / diner with integrated appliances whilst the first floor has the 3 good sized bedrooms and the bathroom. The basement level is accessed to the rear and has a larger than average garage and utility with ample storage. Externally this property has a well cared for garden to the front and a small rear garden and parking space.

Development potential

3 bedrooms

Separate utility

Integral garage

Fitted dining kitchen

Fitted bathroom

£194,950

Entrance Hall 11' 0" x 5' 7" (3.35m x 1.71m)

Enter through the french porch doors into the hall providing access to the lounge and kitchen. Stairs to the first floor accommodation.

Lounge 15' 8" x 11' 0" (4.77m x 3.36m)

Open to the dining area, this lounge has a brick built fireplace.

Dining Kitchen 7' 10" x 17' 1" (2.40m x 5.20m)

Fitted kitchen open to the dining area to provide modern style living. Integrated double oven, hob and extractor fan. Breakfast bar. Storage cupboard/pantry.

Bedroom 1 10' 8" x 9' 7" (3.26m x 2.91m)

Double bedroom with fitted wardrobes

Bedroom 2 11' 0" x 10' 10" (3.35m x 3.29m)

Bedroom 3 8' 0" x 7' 3" (2.44m x 2.20m)

Bathroom 7' 9" x 5' 11" (2.36m x 1.81m)

Three piece bathroom suite comprising panel bath with electric shower above, pedestal wash hand basin, low level W/C. Airing cupboard .

Utility / store 22' 0" x 5' 9" (6.71m x 1.75m)

In the basement level, this utility is plumbed for an automatic washing machine and has a wash hand basin. It is open to the garage and the storage space to the rear. Door to the rear garden. Boiler.

Garage 24' 11" x 8' 9" (7.59m x 2.66m)

Garage with an up and over door, electricity supply and lighting. Open to the utility. This whole lower level is accessed from the rear of the property and sits under the main building. There is potential to convert this to a self contained bedsit, home office or studio. To remain as a garage / basement space there is an option to install integral stairs.

Tenure

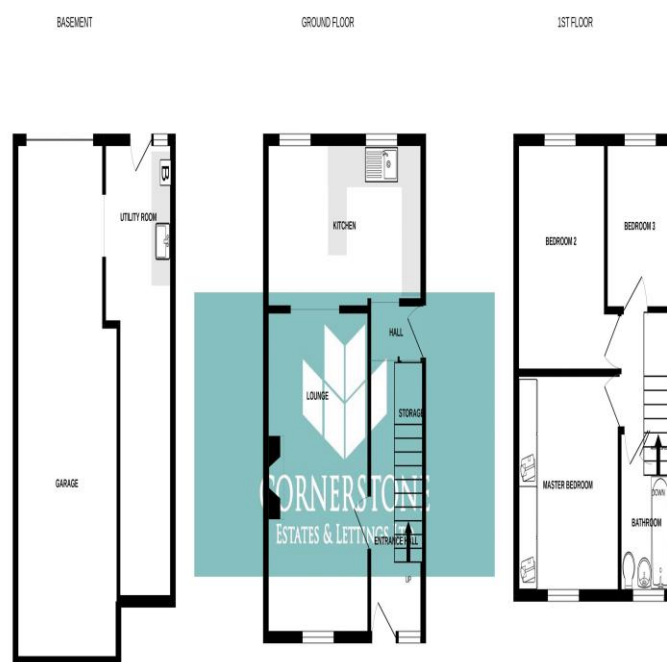
We are advised this is Leasehold but confirmation should be sought from your solicitor

Council Tax

Band C

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas 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 is given 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.

