



40 Belmont Avenue, Springhead, Oldham, OL4 4RS
Offers In The Region Of £335,000

DETACHED | VERY WELL PRESENTED | FOUR BEDROOMS | TWO RECEPTION ROOMS | IDEAL FOR A FAMILY |
VIEWING HIGHLY RECOMMENDED | The property on Belmont Avenue comprises to the ground floor, entrance hall, cloaks & WC, lounge, kitchen, rear porch, study and store room and two ground floor bedrooms. The first floor has the master bedroom, bedroom four, shower room and landing. The outside reveals a front garden with artificial grass, a side block paved driveway and a side passageway leading to the rear garden which is private and has a very attractive, large patio area. Located in a popular position close to local schools, shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

HALL



CLOAKS & WC



Two piece white suite.

LOUNGE

11'7" 16'11" (3.55 5.18)



KITCHEN

9'5" x 11'8" (2.89 x 3.56)



Single drainer, one and a half bowl, stainless steel, sink unit. Range cooker and canopy extractor. A range of fitted wall and base units with worktops and splash back tiling.

REAR PORCH



STUDY

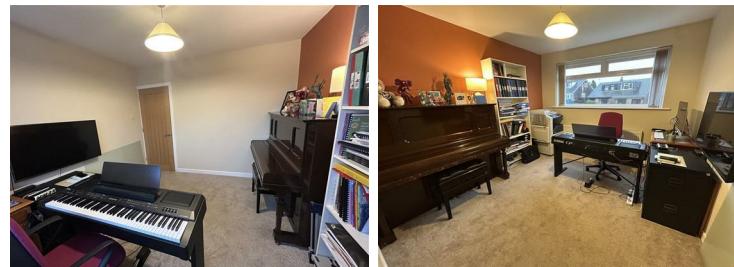
7'5" x 15'8" (2.27 x 4.79)



This room has been converted from the garage and has a store room.

BEDROOM TWO

10'0" x 10'7" (3.05 x 3.25)



To the front.

BEDROOM THREE

12'1" x 8'2" (3.70 x 2.50)



SHOWER ROOM

6'8" x 10'5" (2.04 x 3.18)



Large walk in shower cubicle, two piece white suite, fully tiled walls and floor.

LANDING



To rear.

FIRST FLOOR

BEDROOM ONE

11'6" x 12'2" (3.52 x 3.71)



To the front.

BEDROOM FOUR

9'5" x 7'10" (2.89 x 2.41)



To rear.

EXTERNALLY



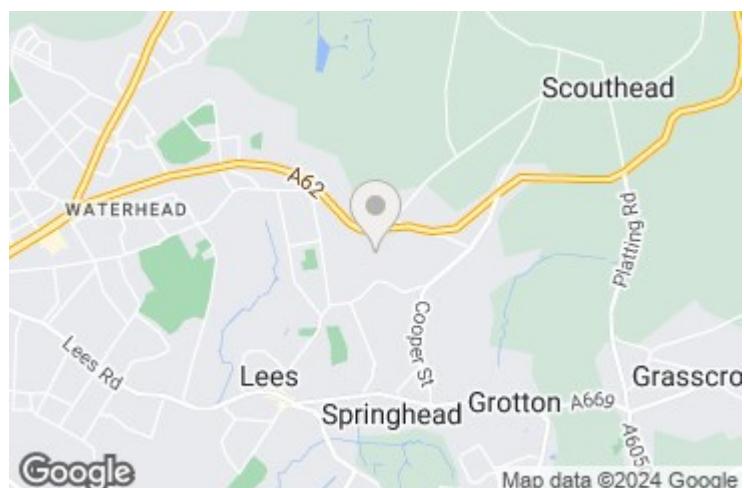
Garden area at the front with artificial grass, block paved driveway to the side and a block paved path on the other side leading to the rear garden. The rear garden is private with large, attractive patio area.

SERVICES -

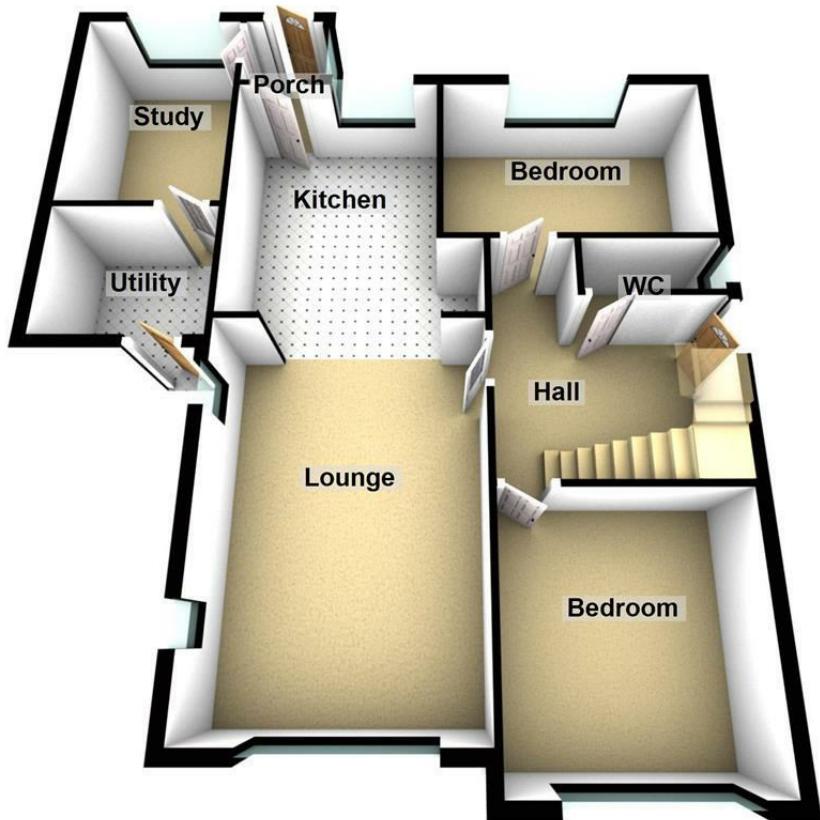
All main services are installed.

DISCLAIMER -

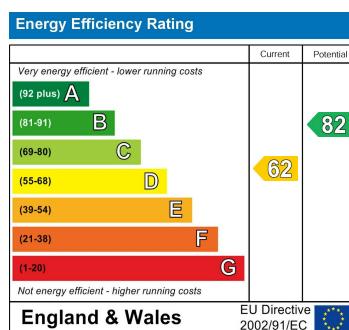
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Ground Floor



First Floor



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