



**205 Alt Lane, Park Bridge, Oldham, OL8 2HE**  
**Offers In The Region Of £265,000**

RURAL SETTING | FAR REACHING VIEWS | THREE BEDROOMS | OPEN PLAN KITCHEN & LOUNGE | FOUR STOREY | OFF ROAD PARKING | VIEWING ESSENTIAL | The house on Alt Lane, Park Bridge comprises of an entrance porch, lounge, dining area, open plan kitchen and lounge, cellar room, three first floor bedrooms, bathroom & WC and ladder access to an occasional attic room. There is a forecourt and enclosed courtyard to rear and off road parking in the carpark behind. A versatile property in a very quiet position, yet within easy reach of local shops, schools and transport links.

## ACCOMMODATION

### ENTRANCE PORCH

### LOUNGE

14'4 x 11'5 (4.37m x 3.48m)



### BEDROOM ONE

11'9 x 8'9 (3.58m x 2.67m)



### DINNING ROOM

14'4 x 10'3 (4.37m x 3.12m)



### BEDROOM TWO

8'2 x 9'8 (2.49m x 2.95m)



### OPEN PLAN LOUNGE & KITCHEN

8'1 x 18'4 (2.46m x 5.59m)



Sink unit, electric hob, oven, extractor, washing machine, dishwasher, and tumble dryer. A range of wall and base units with worktops.

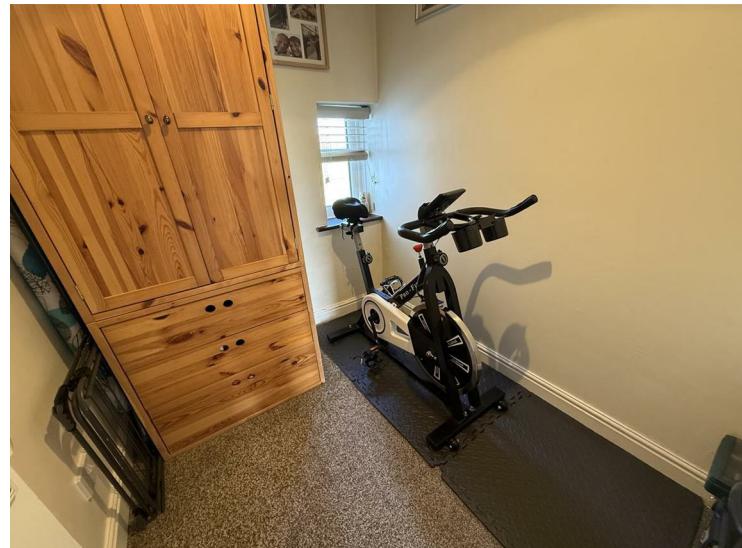
### CELLAR ROOM

13'6 x 9'2 (4.11m x 2.79m)



### BEDROOM THREE

5'5 6 (1.65m x 1.83m)



### BATHROOM & WC

5'5 x 10'2 (1.65m x 3.10m)



Three piece white suite, large walk in shower cubicle, fully tiled.

### LANDING

## FIRST FLOOR

## OCCASIONAL ATTIC ROOM

14'1 7'3 (4.29m 2.21m)



## EXTERNALLY



Forecourt, enclosed courtyard to rear and off road parking in the car park behind.

## SERVICES -

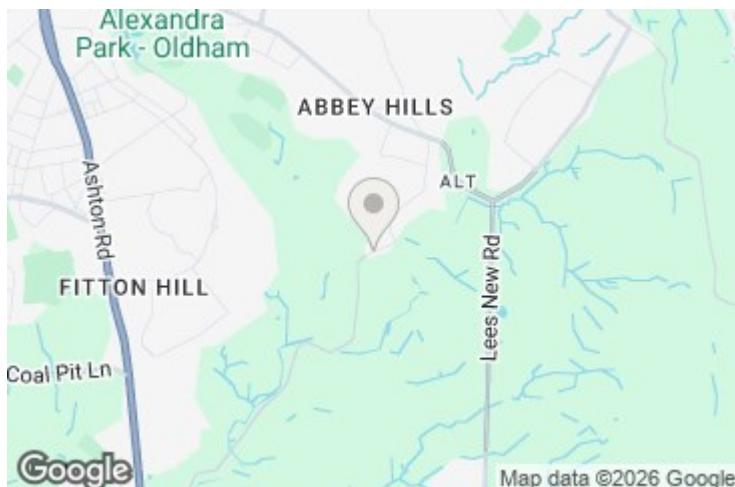
Mains electric and water is supplied to the property. No gas supply and sewerage is provided by a septic tank which is shared with 3 other properties.

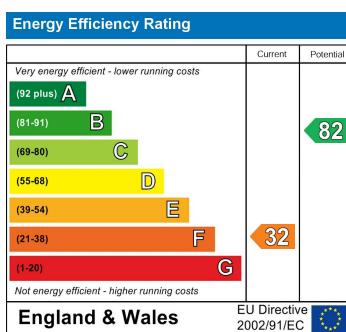
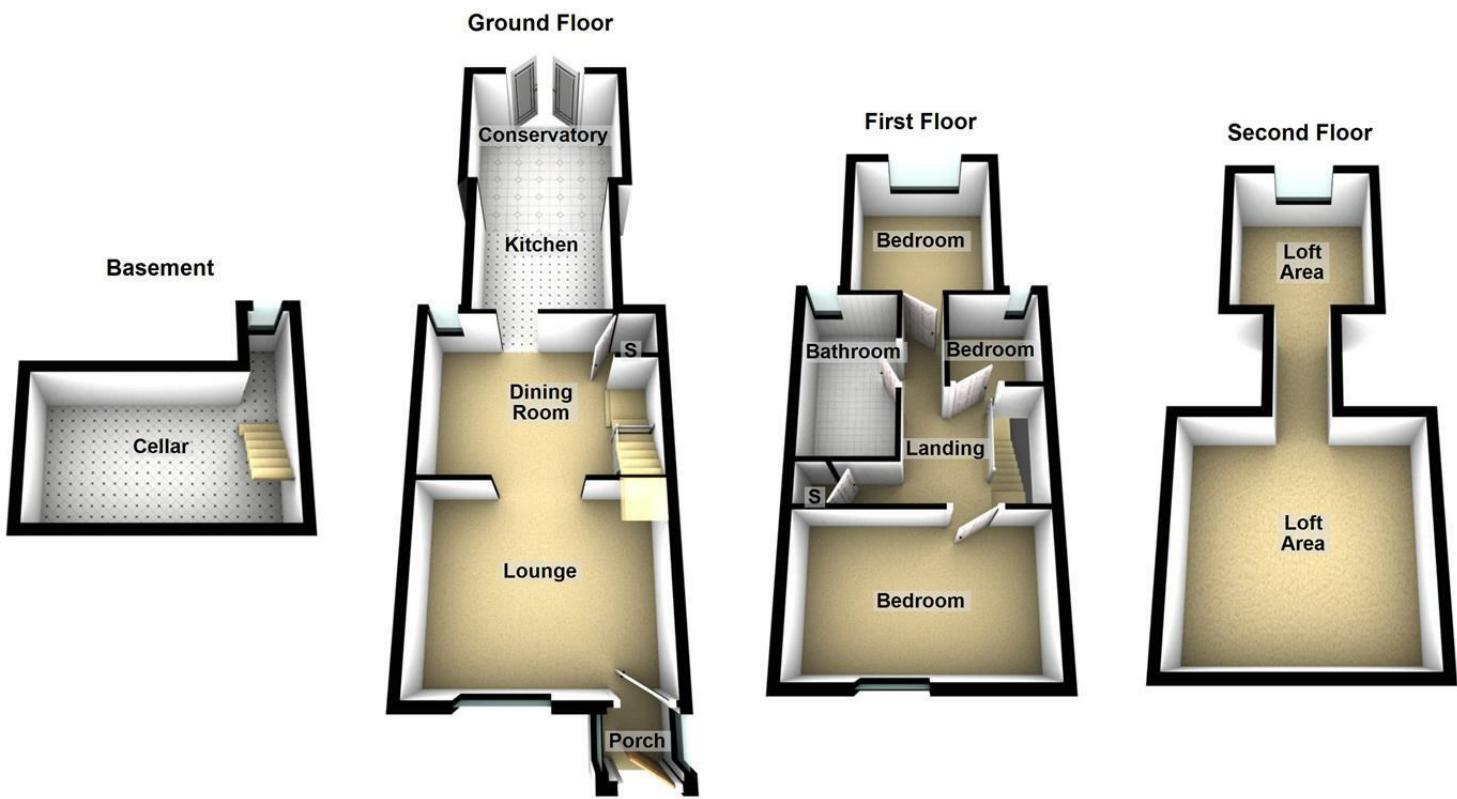
## IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

## DISCLAIMER -

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