



**34 Linley Drive, Roundthorn, Oldham, OL4 5NH**  
**Offers Over £195,000**

SEMI DETACHED BUNGALOW | TWO BEDROOMS | WELL PRESENTED | LARGE GARDEN | NO CHAIN | The bungalow on Linley drive is in a cul-de-sac and briefly comprises of an entrance hall, lounge, kitchen, two bedrooms, bathroom & WC and a large loft area with potential to provide additional living space. The outside provides a front garden, driveway to the side, leading to the garage and a large rear garden. Viewing comes highly recommended.

## ACCOMMODATION

### ENTRANCE HALL

### LOUNGE

10'7 x 16'8 (3.23m x 5.08m)



### KITCHEN

8'10 x 10'9 (2.69m x 3.28m)



Single drainer, stainless steel, sink unit. Electric hob, oven and extractor. A range of wall and base units.

### BEDROOM ONE

11'2 x 10'9 (3.40m x 3.28m)



To the front.

### BEDROOM TWO

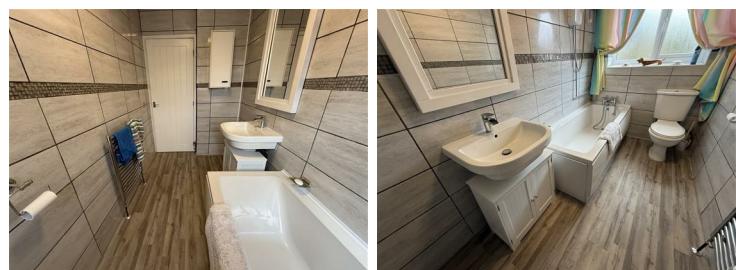
7'1 x 10'10 (2.16m x 3.30m)



To rear.

### BATHROOM & WC

5'4 x 10'3 (1.63m x 3.12m)



Three piece white suite, shower over the bath, fully tiled.

### LOFT AREA

22'8 x 16'8 (6.91m x 5.08m)

Fully boarded with a velux window. Potential to create additional living space.

### EXTERNALLY



Garden area at the front with artificial grass, side driveway leading to the garage, large rear garden with a Pergola and patio area.

### SERVICES -

All main services are installed.

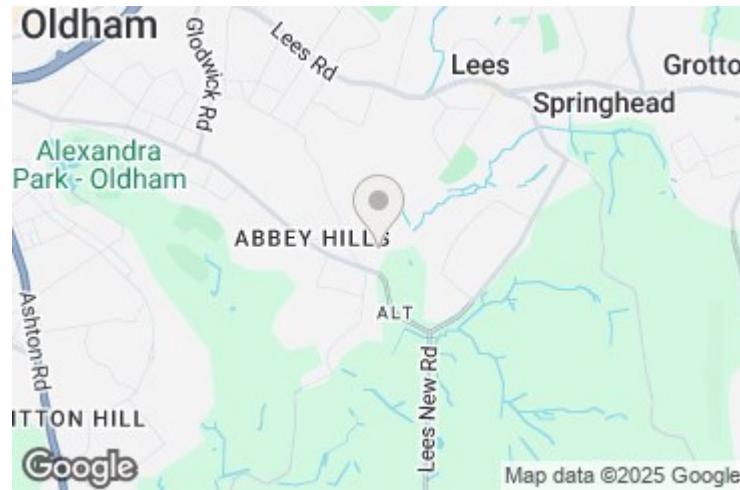
### IMPORTANT NOTICE -

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.

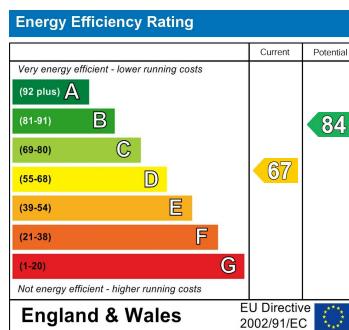
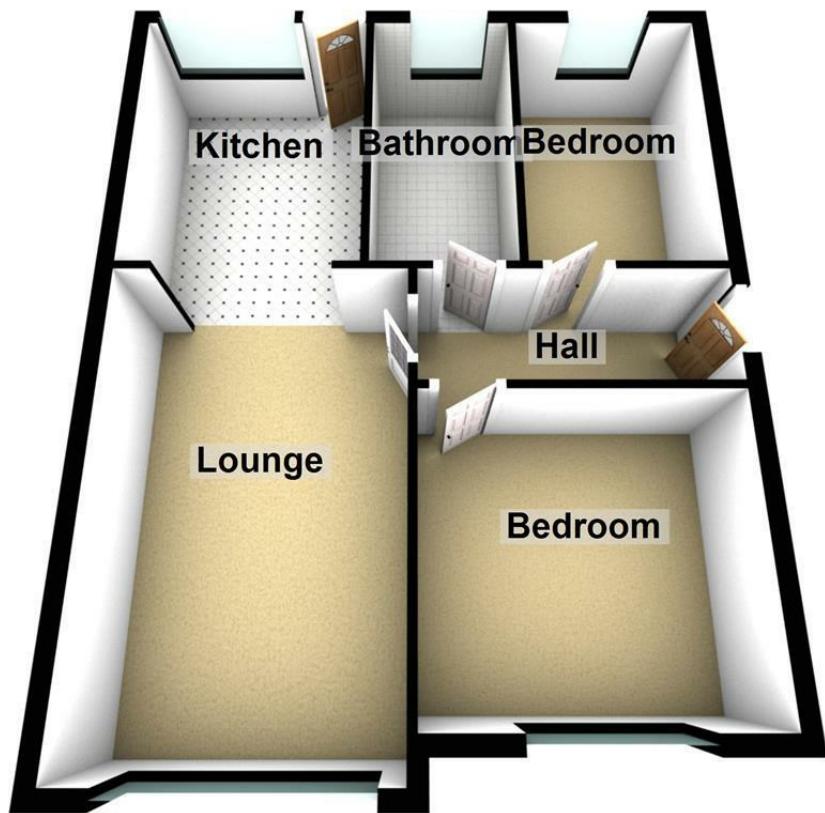
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## Ground Floor



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