



**Apartment 4, Lydgate Fold, Lydgate, Oldham, OL4 4JL**  
**Offers In The Region Of £225,000**

GROUND FLOOR APARTMENT | HAS ITS OWN ENTRANCE | TWO/THREE BEDROOMS | MASTER BEDROOM AND AN EN-SUITE | WELL MAINTAINED | TWO CAR PARKING SPACES | RURAL SETTING |

The apartment in Lydgate Fold comprises of an entrance hall, kitchen, inner hall, lounge and dining area, three bedrooms, the master with an en-suite shower room, bedroom three was a bathroom and separate WC. There are 2 car parking spaces close to the entrance to the apartment and a patio area off the lounge. VIEWING HIGHLY RECOMMENDED.

## ACCOMMODATION

### ENTRANCE HALL

### KITCHEN

8'3 x 11'10 (2.51m x 3.61m)



Single drainer, one and a half bowl, stainless steel, sink unit. Electric hob, oven and extractor. Integrated fridge and freezer. A range of wall and base units with worktops and splash back tiling.

### INNER HALL

### LOUNGE & DINING AREA

12'6 x 19'1 (3.81m x 5.82m)



French doors onto a patio area.

### BEDROOM ONE

11'10 x 11'5 (3.61m x 3.48m)



### EN-SUITE SHOWER ROOM

4'2 x 8 (1.27m x 2.44m)



Walk in shower, two piece white suite, fully tiled.

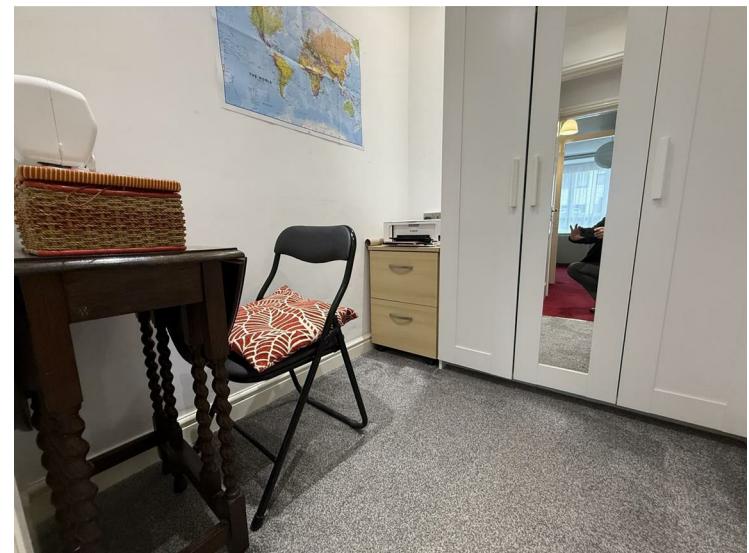
### BEDROOM TWO

8'3 x 8 (2.51m x 2.44m)



### BEDROOM THREE

5'2 x 6'2 (1.57m x 1.88m)



Was a bathroom.

**WC**

2'5 x 4'5 (0.74m x 1.35m)



Two piece white suite.

**EXTERNALLY**

Two carparking spaces, patio area off the lounge, communal garden areas.

**SERVICES -**

Main electric and water are installed.

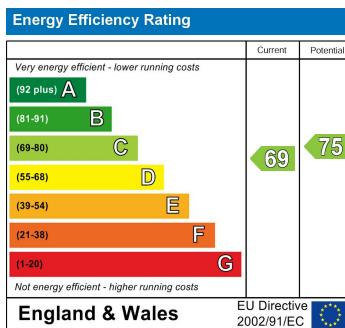
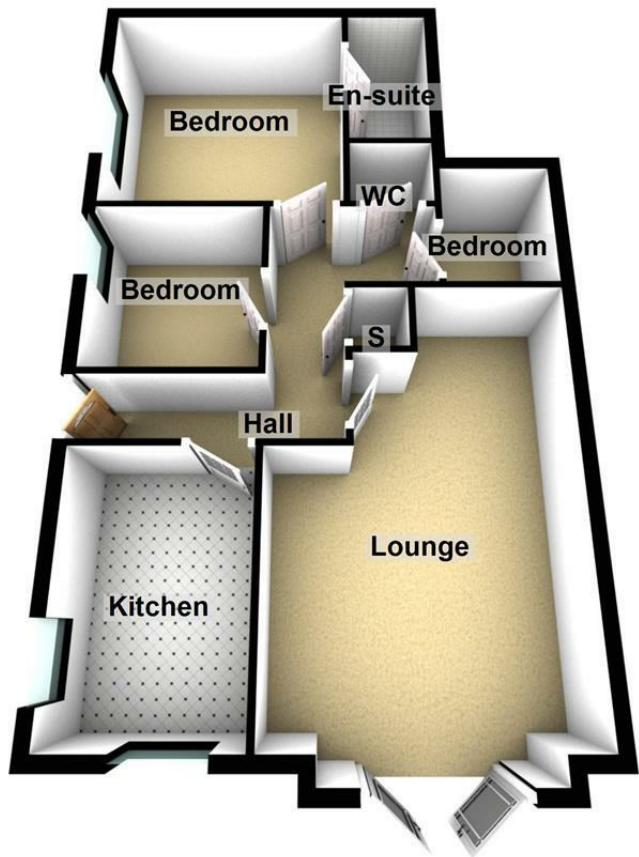
**IMPORTANT NOTICE -**

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.

**DISCLAIMER -**

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### Ground Floor



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