



**13 Springhead Avenue, Springhead, Oldham, OL4 5SP**  
**Offers In The Region Of £320,000**

A very smartly presented, semi detached dormer bungalow in a sought after cul-de-sac in Springhead. Enjoying the benefit of a large, private rear garden with a pod/summer room. Three spacious bedrooms, was previously four. Large open plan kitchen diner, spacious lounge, lovely shower room and ground floor cloaks & WC. Briefly comprising to the ground floor, entrance hall, cloaks & WC, lounge, inner hall, open plan kitchen diner and bedroom three. The first floor offers two large bedrooms, the master was originally two bedrooms and a stylish shower room. The outside provides a front garden and side driveway offering off road parking. There is a large tandem garage and workshop. The rear is very spacious and private with patio areas and a pod/summer room. Located close to local schools and public transport.

## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### CLOAKS & WC

4'2 x 2'8 (1.27m x 0.81m)



Two piece white suite.

#### LOUNGE

10'5 x 16'5 (3.18m x 5.00m)



#### INNER HALL

#### OPEN PLAN KITCHEN & DINER

19'8 x 13'9 (5.99m x 4.19m)



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

#### BEDROOM THREE

8'6 x 10'6 (2.59m x 3.20m)



#### FIRST FLOOR

#### BEDROOM ONE

19'6 x 10 (5.94m x 3.05m)



Was previously two bedrooms.

#### BEDROOM TWO

10'3 x 14'8 (3.12m x 4.47m)



#### SHOWER ROOM

8'3 x 5'9 (2.51m x 1.75m)



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

#### LANDING

## EXTERNALLY



Garden area at the front. Side driveway providing off road parking. Tandem garage and workshop. A large and private rear garden with patio areas and a pod/summer room.

## SERVICES -

All main services are installed.

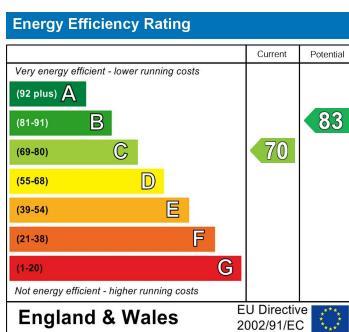
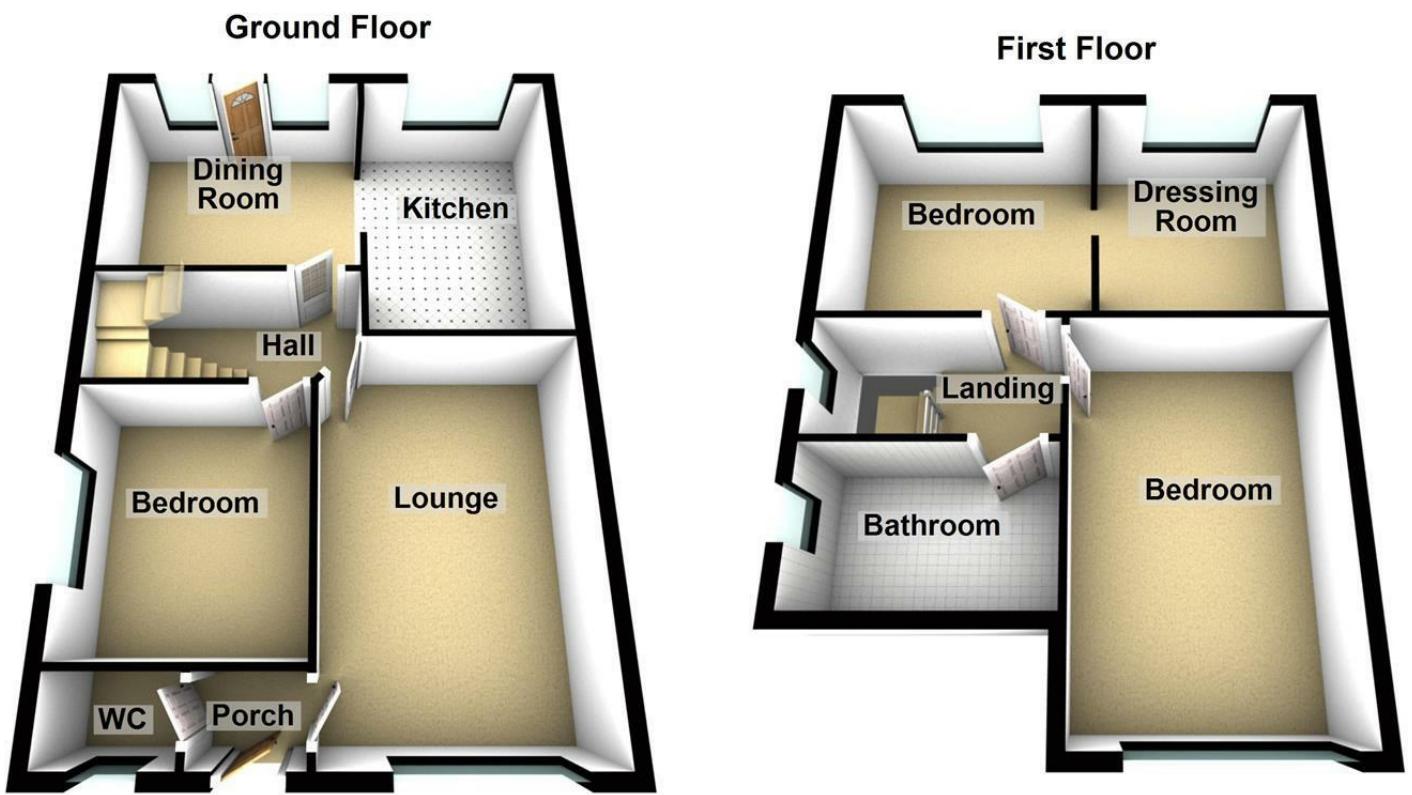
## IMPORTANT NOTICE -

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.

## DISCLAIMER -

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