



**112 Edge Lane Road, Oldham Edge, Oldham, OL1 3RH**  
**£170,000**

EXTENDED SEMI DETACHED | TWO RECEPTION ROOMS | THREE BEDROOMS | NO CHAIN | The house on Edge Lane Road comprises of a vestibule, hall, front reception room, rear reception room. kitchen diner, three bedrooms, seperate bathroom & WC and landing. The outside reveals a front garden, side passageway leading to the rear garden.

## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

#### HALL



#### FRONT RECEPTION ROOM

10'0" x 12'2" (3.05 x 3.71)



#### REAR RECEPTION ROOM

13'6" x 18'8" (4.13 x 5.71)



#### KITCHEN DINER

9'8" x 18'8" (2.95 x 5.71)



Double drainer, double bowl, stainless steel, sink unit. Range cooker. Fitted wall and base units.

### FIRST FLOOR

#### BEDROOM ONE

13'1" x 11'8" (4.01 x 3.58)



#### BEDROOM TWO

10'0" x 9'6" (3.06 x 2.91)



### BEDROOM THREE

7'2" x 10'5" (2.19 x 3.20)



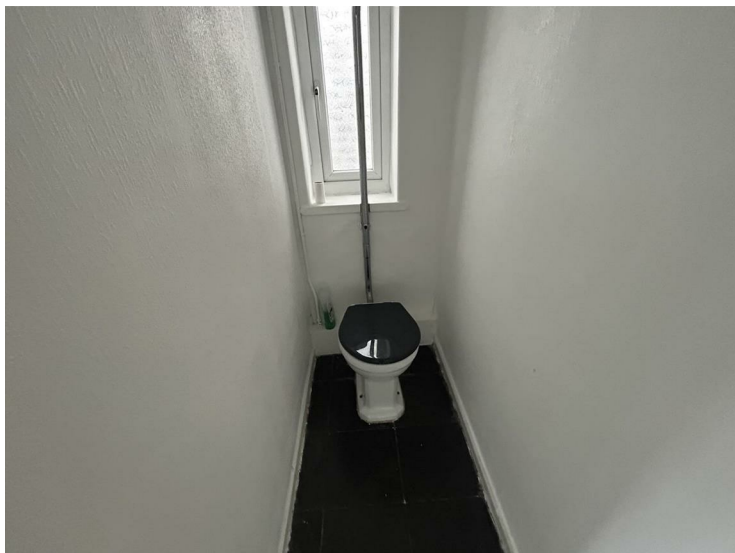
### BATHROOM

4'0" x 6'7" (1.22 x 2.02)



### SEPERATE WC

4'1" x 2'1" (1.25 x 0.64)



WC.

Two piece white suite, shower over the bath and shower screen, tiling.

### LANDING

### EXTERNALLY



Front garden, side passageway leading to the rear garden.

### 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.

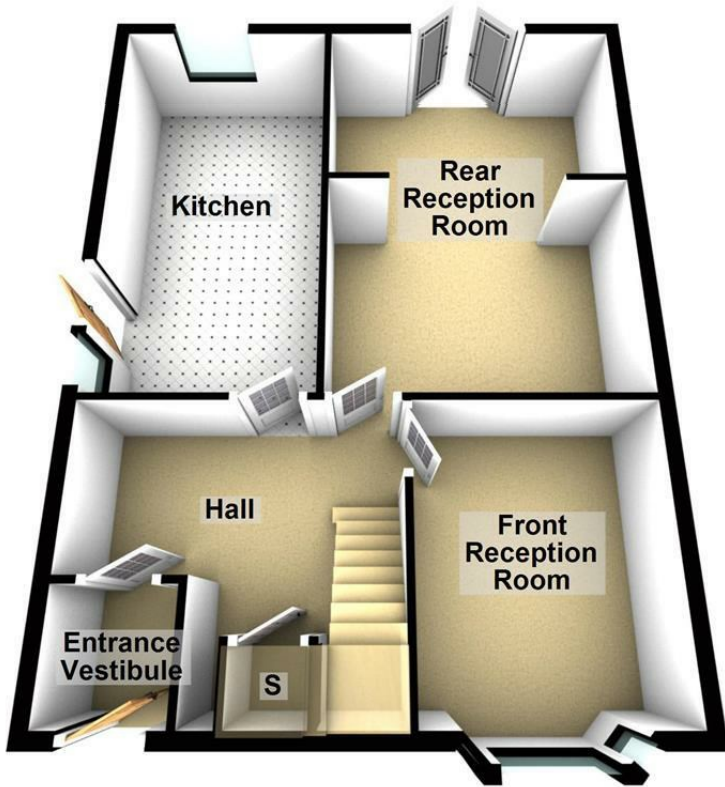
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Ground Floor



First Floor

