

# Park Lane

Your Local Estate Agent

Residential & Commercial Property



29 Allama Iqbal Road  
, Oldham, OL4 1JH

**\*SEVEN DOUBLE BEDROOM HOUSE\* \*OPEN TO OFFERS\*** Park Lane Estate Agents are delighted to offer For Sale this beautifully presented and significantly extended seven double bedroom terraced house on Allama Iqbal Road. This deceptively large house has been meticulously extended to the rear and boasts a loft conversion, yielding an impressive footprint of over 1,800 sq.ft! The property has been tastefully modernised throughout, offering purchasers a ready-to-move-in family home. The property is uPVC double-glazed throughout and warmed by gas central heating. The property is perfectly positioned for access to a wealth of amenities, including schools, shops, restaurants, playing parks and transport links. The internal accommodation comprises entrance hallway, downstairs w.c, front lounge/dining room, rear lounge, kitchen, stairs to the first floor landing, master bedroom, second bedroom, third bedroom, fourth bedroom, family bathroom, stairs to the loft conversion, fifth bedroom, sixth bedroom, seventh bedroom and loft bathroom. Externally, the property boasts off-road parking to the front and an easy-to-maintain rear garden. This property is larger than almost any in the immediate area and must be viewed to be appreciated. Contact us now to arrange your viewing!

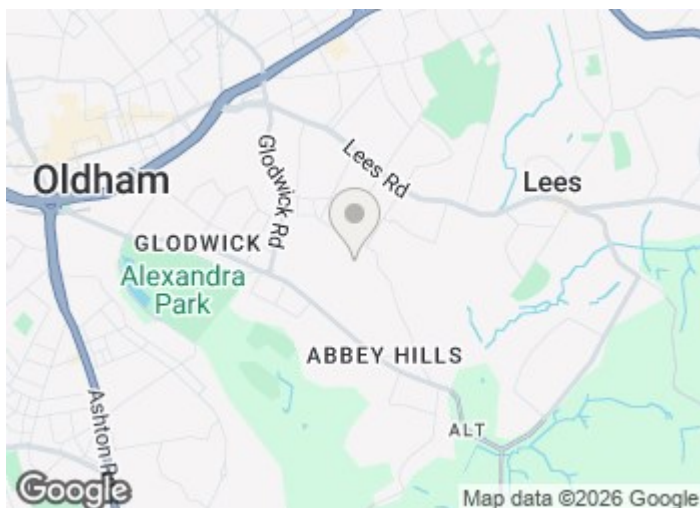
**Open To Offers £550,000**

# 29 Allama Iqbal Road

, Oldham, OL4 1JH



- SEVEN DOUBLE BEDROOM HOUSE
- MODERN PRESENTATION THROUGHOUT
- IDEAL FOR LARGE FAMILIES OR INVESTORS (SUBJECT TO HMO PERMISSION)
- FOOTPRINT OVER 1,800 SQ.FT (APPROXIMATE MEASUREMENTS)
- OFF ROAD PARKING
- CONTACT US NOW TO ARRANGE YOUR VIEWING
- EXTENDED TO THE REAR AND LOFT CONVERSION
- PERFECTLY POSITIONED FOR ACCESS TO AMENITIES

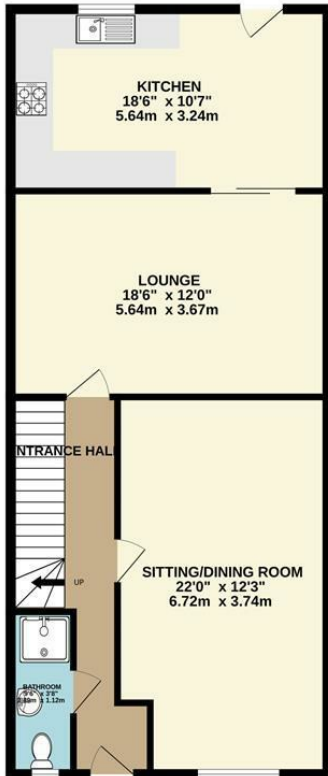


[Directions](#)

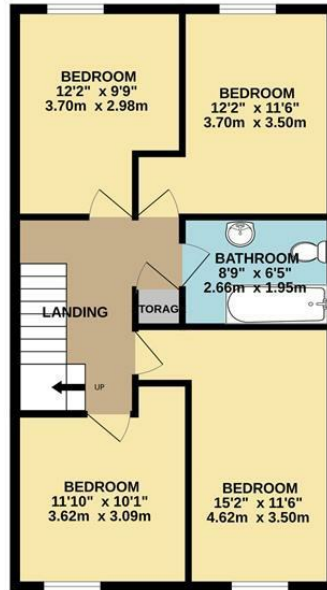


# Floor Plan

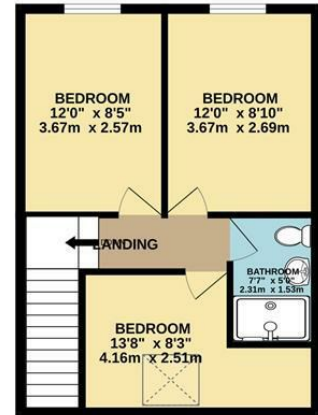
GROUND FLOOR  
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



LOFT CONVERSION  
407 sq.ft. (37.8 sq.m.) approx.



## SEVEN BEDROOM TERRACED HOUSE

TOTAL FLOOR AREA: 1858 sq.ft. (172.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>	(81-91) <b>B</b>			(92 plus) <b>A</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>	(55-68) <b>D</b>			(69-80) <b>C</b>	(55-68) <b>D</b>		
(39-54) <b>E</b>	(21-38) <b>F</b>			(39-54) <b>E</b>	(21-38) <b>F</b>		
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	