



## 28 Fontwell Lane Oldham, OL1 4TE

This attractive three bedroom family home offers spacious and well-balanced accommodation throughout. The ground floor comprises a generous lounge with double doors opening into a modern kitchen/diner, complete with a fitted kitchen, dining area, and bi-fold doors leading onto a decked patio—perfect for entertaining and family living. To the first floor are three bedrooms and a contemporary family bathroom. Externally, the property features a lawned front garden, driveway, and detached garage. The rear garden includes a decked patio and a generously sized garden offering fantastic scope for landscaping and improvement. Situated in the popular Derker area of Oldham, the property is ideally located within walking distance of the Metrolink tram stop, providing excellent transport links to Manchester city centre

**Gardens Front and Rear**

**Detached Garage**

**Modern Fitted Kitchen**

**3 Bedroom**

**Modern Family Bathroom**

**Driveway**

**Close to Metrolink**

**£220,000**

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£220,000

**Living Room** 11' 8" x 18' 2" (3.56m x 5.54m)

Spacious living room

**Kitchen/Diner** 9' 1" x 18' 2" (2.78m x 5.54m)

**Bedroom 1** 10' 8" x 8' 7" (3.26m x 2.61m)

**Bedroom 2** 10' 7" x 9' 3" (3.22m x 2.82m)

**Bedroom 3** 7' 5" x 8' 10" (2.25m x 2.68m)

**Family Bathroom** 5' 6" x 9' 5" (1.67m x 2.88m)



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

