



39 Britannia Avenue Oldham, OL2 8UT

Spacious and Well-Maintained Family Home with 3 Double Bedrooms

This beautifully presented town house offers generous living space throughout and is ideal for a growing family. Internally, the property features a welcoming entrance porch with cloak storage, leading into an open hallway with two convenient storage cupboards. The light-filled lounge provides a comfortable living area, while the modern fitted kitchen includes space for a dining table — perfect for family meals and entertaining. A guest W/C completes the ground floor. Upstairs, you'll find three well-proportioned double bedrooms and a contemporary family bathroom. Externally, the home boasts a neatly maintained front garden and a low-maintenance rear garden.



3 double bedrooms

Guest W/c

Gardens front and back

Freehold

Modern fitted kitchen

Modern fitted bathroom

Quiet cul de sac

£184,950

Entrance Hallway

Nicely decorated hallway with storage cupboards. Stairs to first floor accommodation and door to lounge, dining kitchen and guest w/c.

Entrance Porch

Light porch with storage cupboard, open to hallway.

Lounge 1355' 0" x 1351' 8" (413m x 412m)

Large lounge with laminate flooring.

Dining kitchen 44' 7" x 31' 6" (13.6m x 9.6m)

Fitted with a range of base and wall cabinets with wood effect worktops. Part glazed door to the rear garden. Integrated Oven, hob, extractor fan. Space for automatic washing machine.

Guest w/c

A great addition to the downstairs rooms, this guest w/c has a corner sink, w/c and window.

Bedroom 1 9' 6" x 12' 3" (2.90m x 3.74m)

Bedroom 2 9' 6" x 12' 3" (2.90m x 3.74m)

With boiler cupboard and water tank.

Bedroom 3 9' 10" x 6' 6" (3m x 1.99m)

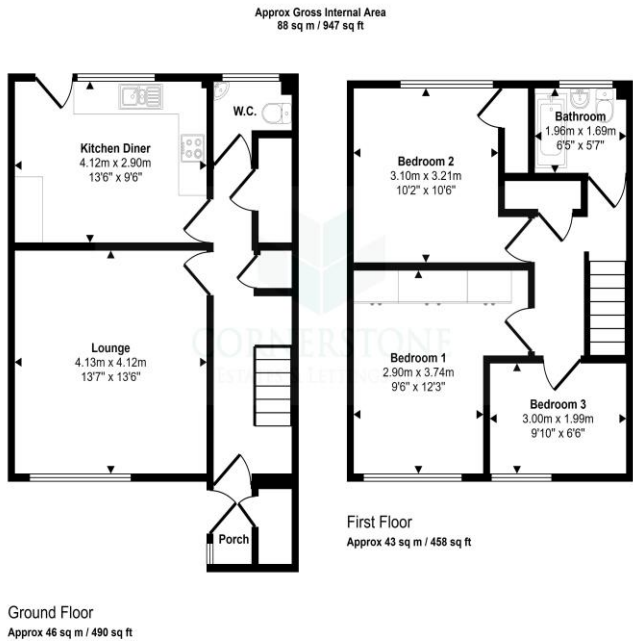
Third double bedroom to the front elevation

Family Bathroom 6' 5" x 5' 7" (1.96m x 1.69m)

P shaped panel bath with shower above and glass screen, vanity wash hand basin and w/c. Tiled walls.

Rear Garden

Neat paved rear garden, space for summer house with electric supply, gate to the rear.



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