



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

3 double bedrooms

Gardens front and back

Modern fitted kitchen

Quiet cul de sac

Guest W/c

Freehold

Modern fitted bathroom

£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)

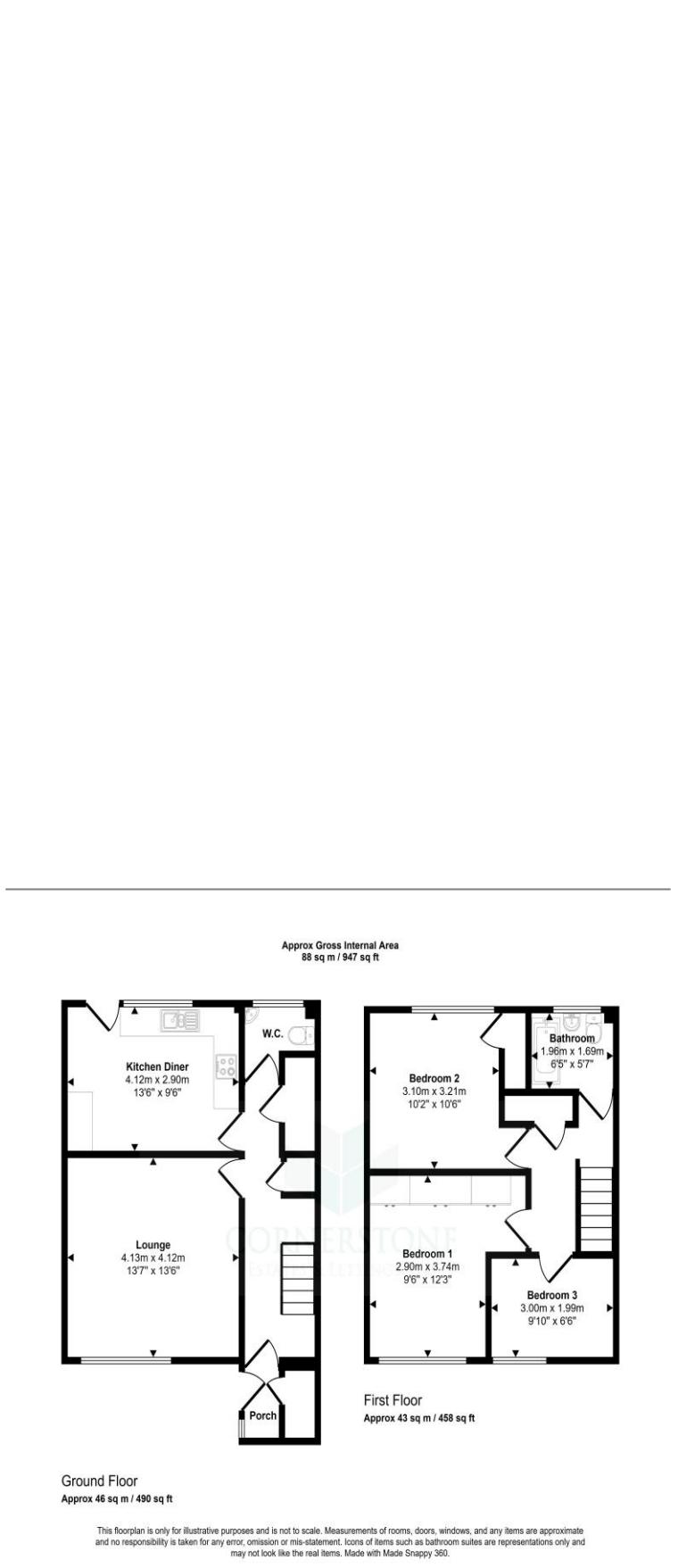
Third double bedroom to the front elevation

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.



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.

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