



5 Fox Park Road , Oldham, OL8 3NB

Asking Price £340,000



****DETACHED** **FOUR BEDROOMS** **WELL PRESENTED THROUGHOUT** **SOUGHT AFTER LOCATION** **CLOSE TO PUBLIC TRANSPORT LINKS** **NO VENDOR CHAIN****

Cousins Estate Agents are delighted to launch to the sales market this well presented four bedroom detached property in Hollins, Oldham. The property is conveniently situated for access to local public transport links. The Metrolink station is 0.8 miles from the property; providing direct access to Oldham and Manchester City Centres. The property is also within easy reach of the M60 motorway links too providing great commuting links to the surrounding areas.

The property itself was built around 27 years ago and offers a generous amount of living accommodation as well as off road parking for multiple vehicles. In brief the property comprises of an entrance hall, open plan lounge/diner, kitchen, utility, downstairs WC, study/bedroom and conservatory to the ground floor and the first floor offers the additional three bedrooms and family bathroom with the addition of an en-suite to the master bedroom.



Entrance Hall

Lounge 13'10" x 11'3" (4.22 x 3.44)

Dining Room 9'4" x 8'7" (2.85 x 2.64)

Kitchen 10'7" x 9'3" (3.25 x 2.83)

Conservatory 11'4" x 9'3" (3.47 x 2.84)

Utility Room 8'2" x 5'8" (2.51 x 1.75)

WC 5'9" x 3'3" (1.77 x 1.00)

Study/Bedroom Four 10'7" x 7'7" (3.23 x 2.32)

Landing

Master Bedroom 13'10" x 11'3" (4.22 x 3.44)

En-Suite Bathroom 5'7" x 4'11" (1.72 x 1.51)

Bedroom Two 11'11" x 8'5" (3.63 x 2.57)

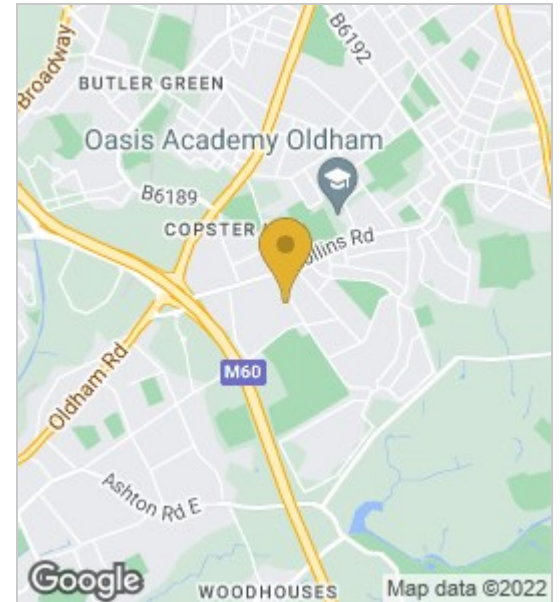
Bedroom Three 9'5" x 7'4" (2.89 x 2.25)

Bathroom 7'9" x 6'2" (2.37 x 1.90)

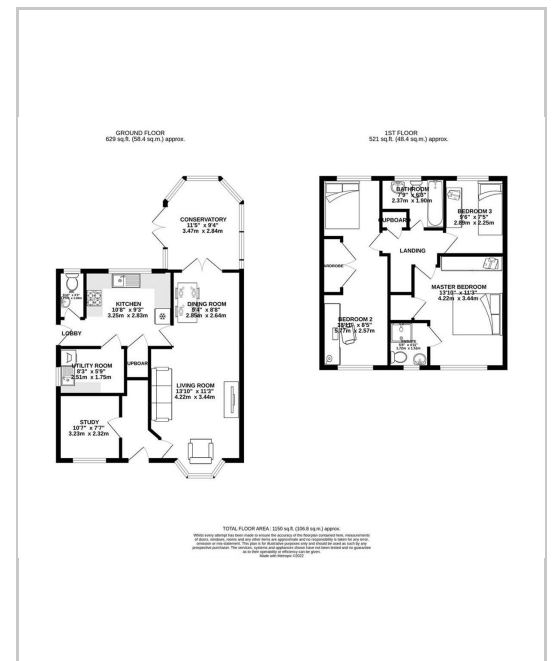
Garden

Annexe

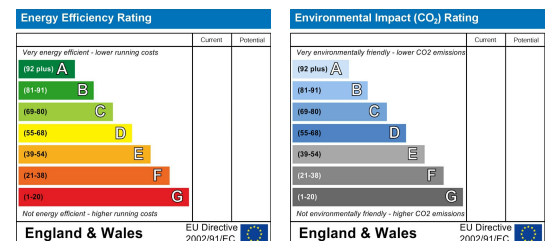
Area Map



Floor Plans



Energy Efficiency Graph



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