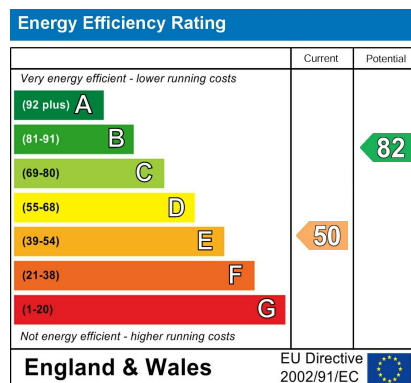




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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.



## Stoneswood Road, Oldham, OL3 5DY

### £1,050

A TWO BED PROPERTY SITUATED ON A PRIVATE ROAD WITH FANTASTIC VIEWS

Welcome to the rental Stoneswood Road, Delph, Oldham - a charming mid-terrace house nestled in a semi-rural location. This delightful property boasts one reception room, a modern fitted kitchen, to the first floor one bedroom, and one bathroom and an additional spacious second bedroom in the loft conversion. Also outdoor terraced seating area, making it a perfect retreat for those seeking tranquillity.

As you step inside, you'll be greeted by spacious and bright rooms that offer a fantastic blend of old-world charm and modern amenities. The property's unique setting on a beautiful road ensures peace and quiet, while the surrounding views from all sides are simply breath-taking.

Whether you're looking to unwind in a serene environment or enjoy the beauty of nature, this house on Stoneswood Road has it all. Don't miss the opportunity to make this your new home and experience the best of both worlds - a tranquil retreat with easy access to modern conveniences.

If you would like to book a viewing or for further information please contact our Lettings team.



# Stoneswood Road, Oldham, OL3 5DY

## £1,050

 **2**  **1**  **1**  **E**

- Mid Terrace Property
  - Contemporary Fitted Kitchen
  - Envious Countryside Views
  - EPC Rating E
- Two Bedroom
  - Modern Four Piece Bathroom
  - Tenure Freehold
- Bursting with Character
  - Fantastic Second Bed/Loft Room
  - Council Tax Band B

### Ground Floor

#### Entrance Vestibule

3'5 x 3'4 (1.04m x 1.02m)

wooden front door and door to reception room.

#### Reception Room

14'10 x 14'5 (4.52m x 4.39m)

Hardwood single glazed window, central heating radiator, coving, television point, log burner with wooden mantel and brick surround, stone flooring and door to kitchen.

#### Kitchen

14'9 x 7'3 (4.50m x 2.21m)

Hardwood single glazed window, central heating radiator, laminate wall and base units with hardwood surfaces, integrated oven with four ring electric hob, tiled splashback, ceramic sink with mixer tap, plumbing for washing machine, space for fridge freezer, stone flooring, door to rear and stairs to first floor.

### First Floor

#### Landing

9'11 x 7'8 (3.02m x 2.34m)

Hardwood single glazed window, central heating radiator, doors to bedroom one, bathroom and stairs to second floor.

#### Bedroom One

14'11 x 12'2 (4.55m x 3.71m)

Hardwood single glazed window, central heating radiator, picture rail and feature fireplace.

#### Bathroom

10'0 x 6'11 (3.05m x 2.11m)

Hardwood single glazed window, central heating radiator, low base WC, freestanding roll top bath with mixer tap and rinse head, pedestal wash basin with traditional taps, direct feed shower enclosed, part tiled elevations and vinyl flooring.

### Second Floor

#### Loft Room / Bedroom 2

15'5 x 13'8 (4.70m x 4.17m)

Three velux windows, central heating radiator, exposed beams and eaves access.

### External

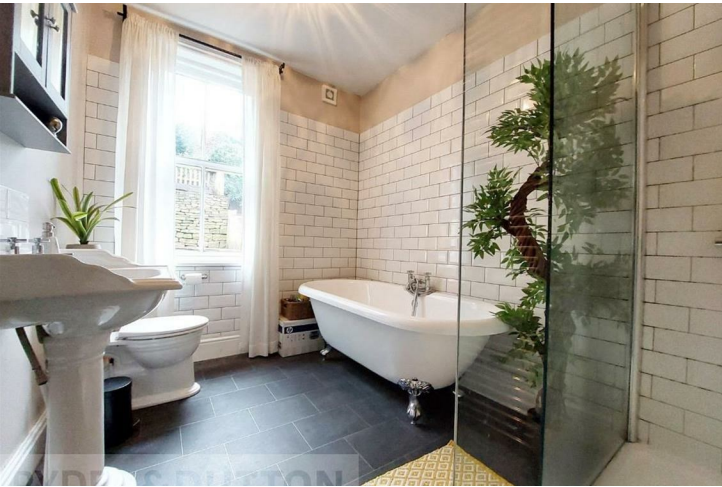
#### Rear

Multi-level garden with flagged paving, stone chippings and raised bedding areas.

#### Front

Paved stone steps to entrance.

Tel: 01616960085



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