



1 New Street, Oakenshaw, BD12 7EX

Well presented, CHARACTER COTTAGE offering THREE BEDROOMS ideal for growing families. Situated in the heart of the ever popular Woodlands village in Oakenshaw with its local school, pub and delightful park area, it is also handily located for the M62 and surrounding amenities. Comprises sun porch, dining kitchen, lounge with wood burning stove, three first floor bedrooms and modern bathroom. Pleasant enclosed front garden and benefits from GCH & uPVC DG.

EPC - D

Asking Price £195,000

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SUN PORCH 8'2" x 6'11" (2.5m x 2.1m)

KITCHEN DINER 15'5" x 9'6" max (4.7m x 2.9m max)

Range of wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Gas cooker point and extractor. Plumbing for auto washer and vent for dryer. Dual aspect room.

LOUNGE 15'1" x 13'9" max (4.6m x 4.2m max)

Dual aspect room having feature picture rail and wood burning stove within fireplace with timber mantle.

CELLAR HEAD Plumbing for auto washer.

FIRST FLOOR LANDING Useful storage cupboard.

BEDROOM ONE 12'6" x 9'2" (3.8m x 2.8m)

Having fitted wardrobes within alcove.

BEDROOM TWO 11'10" x 7'7" (3.6m x 2.3m)

BEDROOM THREE 7'10" x 6'3" (2.4m x 1.9m)

BATHROOM Modern three piece suite comprising P-shaped bath with 'rain forest' shower over and glazed shower screen. Hand wash basin and wc. Fitted cupboard, tiling to walls and floor and chrome heated towel rail.

EXTERIOR The property benefits from an enclosed lawned garden and paved patio to the rear. Parking is available in the communal car park directly in front (this is not included in the Title).

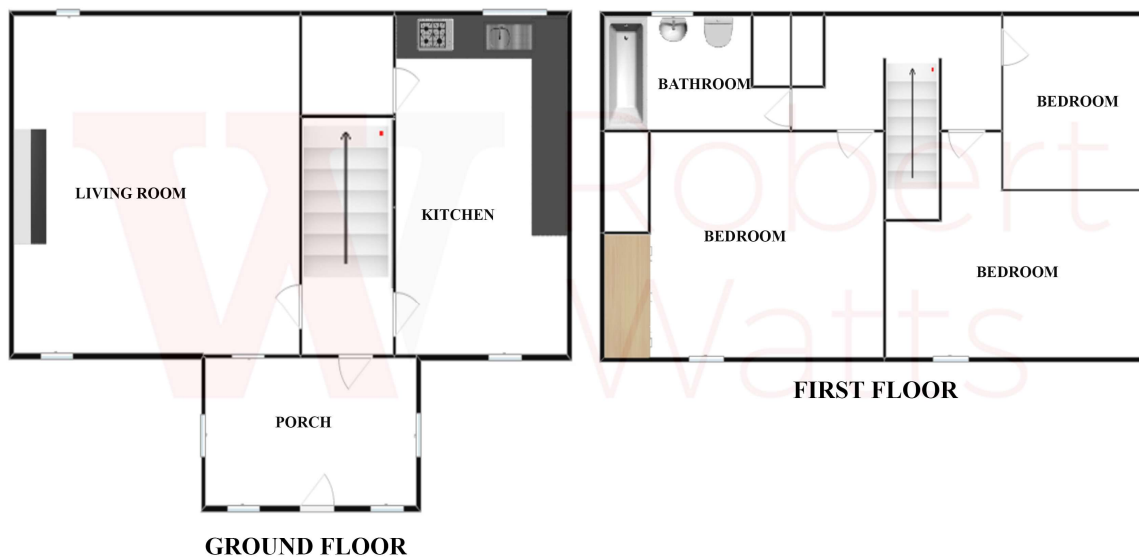
Tenure: Freehold


Council Tax: B




EPC - D

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	59	85
England, Scotland & Wales EU Directive 2002/91/EC 		

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