




Browning Road, Derker, Oldham

£194,950

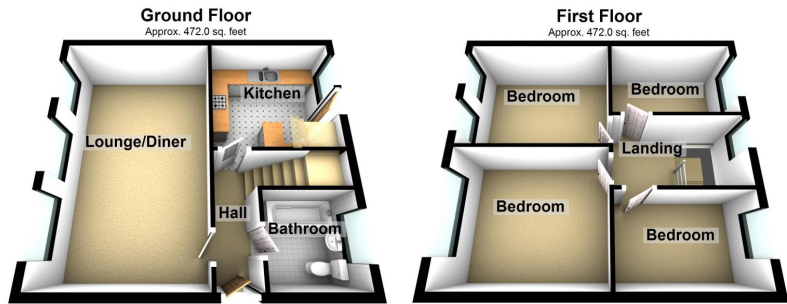
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- End Terrace
- Large Plot
- Spacious Family Home
- EPC - C
- Four Bedrooms
- Potential To Extend or Develop
- Well Presented Throughout



Situated on a substantial plot measuring approximately 235 Square meters (2520 square feet) is this four bedroom end terraced property offering the potential to extend or even develop the land (subject to planning permission). Offering spacious accommodation throughout it would make an ideal family home for years to come. The Derker tram stop is just a short walk away, providing easy access to into Manchester and Oldham along with local amenities and schools nearby. Very well presented throughout internally the property comprises of, to the ground floor, entrance hallway, open plan lounge dining that floods with natural light, modern fitted kitchen and bathroom. To the first floor there are three good size bedrooms. Externally there is a lawned garden to the front, to the side is a substantial lawned plot and to the rear a good size low maintenance garden. The property also benefits from double glazing and having had a new boiler fitted in October 2023.



Total area: approx. 944.0 sq. feet

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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