

PR56

By Direction of Mr and Mrs Heather

**The Bungalow  
Rushey Fields Farm  
Dorset Avenue  
Shaw  
Oldham  
OL2 7DS**



**Guide Price: Offers in excess of £480,000**

**Viewing: By prior appointment through Richard Turner & Son Bentham Office.**

A beautifully fitted detached bungalow set in substantial grounds, close to all amenities yet enjoying splendid uninterrupted views over adjoining countryside. The property is some 10 miles from central Manchester.

The bungalow is accessed from a shared private driveway leading from Dorset Avenue.

**Accommodation Comprising:**

**Ground Floor:**

**Rear Entrance:**

Tiled floor, plumbing for auto washer, separate sink, fitted cupboards. Door to separate wc with wash hand basin.

**Kitchen:**

11'10 x 11'6  
(3.61m x 3.51m)

Fitted cupboards and units incorporating "Miele" appliances, double oven, microwave combination oven, dishwasher, concealed fridge, tiled walls, ceramic tiled floor.



**Dining Room:**

18'1 x 10' Max  
(5.51m x 3.05m max)

Centre light, radiator, wood floor, French doors to conservatory.

**Living Room:**

17'11 x 12'11 max  
(5.46m x 3.94m max)

Feature fireplace for decoration only, fully carpeted, French doors to conservatory:-



**Conservatory:**

20.2' x 10'4 avg  
(6.15m x 3.15m avg)

3 speed ceiling fan, ceramic tiled floor.



**Front Hall:**

19'10 x 6'  
(6.05m x 1.83m)

Stairs off.

**Study:**  
10'8 x 6'7 max  
(3.25m x 2.01m max)

Designed by "Langley" of Bolton fitted office furniture, including filing cabinets and computer desk.



**Bathroom:**  
9'6 x 9'1 max  
(2.90m x 2.77m max)

Designed by "Langley" of Bolton fitted bathroom suite, built in power shower, marble effect "cersital" walls.

**Master Bedroom 1:**  
17'4 x 11'11 max  
(5.28m x 3.63m max)

Designed by "Langley" of Bolton fitted bedroom furniture with concealed spot lights.



### **First Floor:**

**Bedroom 2:**  
12'1 x 11'4 max  
(3.68m x 3.45m max)

Fitted cupboards.

**Bedroom 3:**  
11'11 x 9'10  
(3.63m x 3.00m)

Built in storage cupboards and fitted furniture.



### **Landing:**

Under eaves storage cupboards housing pressured water tank.

**Bathroom:**  
6'9 x 5'10 max  
(2.06m x 1.78m max)

3 piece bath suite with over bath shower, wash basin and w.c.

**Outside:**

Well maintained garden and grounds with mature trees and shrubs, well stocked flower beds, paved terraces, and a green house.



**Double Garage:**  
17'1 x 16'1 (5.21m x 4.90m)

Incorporating **Boot Room** 16'8 x 7'8 max (5.08m x 2.34m max) with tiled floor, wash hand basin, boot sink and plumbed for auto washer. Brick built garage with tiled roof and housing oil fired central heating boiler, tiled floor.

*N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.*

**Access:** The property is accessed from Dorset Avenue via a private driveway over the adjoining Rushey Fields Farm. The purchaser will contribute to the road maintenance repair or replacement on a per user basis.

**Services:** Mains water, electricity and drainage connected.

**Tenure:** Freehold with vacant possession on completion.

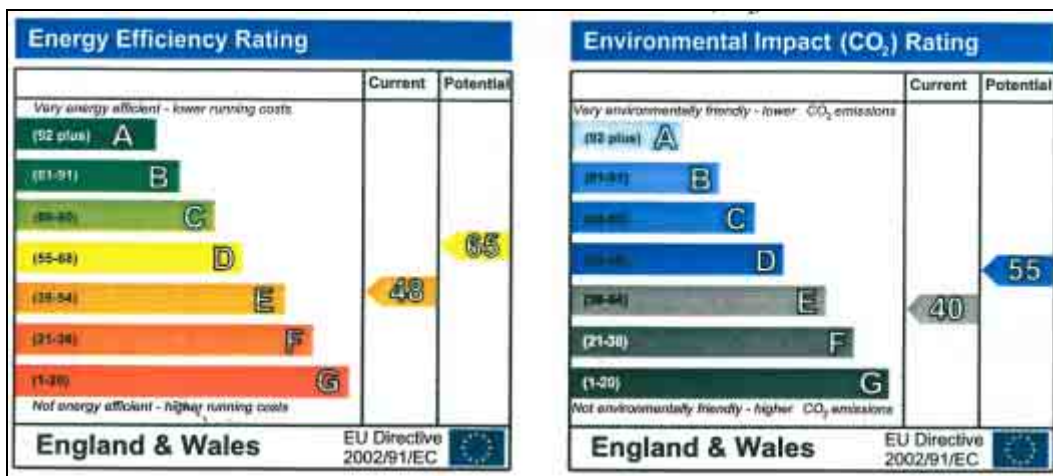
**Council Tax Band:** E (verbal enquiry only) Amount payable £1867.96 - 2009/2010.

**Solicitors:** Smith Roddam Solicitors, 18 Church Street, Shildon, County Durham, DL4 1DX. Tel: 01388 772 661. Fax: 01388 776 269.

**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

**Through whom all offers and negotiations should be conducted.**

**Energy Performance Certificate**



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