



Balfour Street
Oldham

Offers In Excess Of £105,000

- Well Presented, Mid Terraced House
- Convenient Location
- Two Fitted Bedrooms
- Modern Fitted Bathroom
- Fitted Kitchen/Breakfast Room
- Versatile Loft Space
- Low Maintenance Rear Garden
- EPC Rating - E



Kirkham Property are pleased to offer for sale this well presented, two bedroom, mid terraced property situated in a convenient location within close proximity to Oldham Town centre and all associated amenities. The property comprises of: entrance vestibule, lounge, kitchen/breakfast room to the ground floor and to the first floor two bedrooms, a three piece modern bathroom and a staircase to a useful loft conversion providing ample storage or study/office area. The property is well maintained and decorated throughout and benefits from gas central heating and uPVC double glazing. Externally there is a private courtyard which is spacious and not overlooked.

ENTRANCE VESTIBULE

With uPVC entrance door.

LOUNGE

14' 0" x 14' 3" (4.27m x 4.34m) With front aspect uPVC double glazed window, laminate floor covering, radiator, modern electric fireplace.

KITCHEN/BREAKFAST ROOM

13' 1" x 11' 9" (3.99m x 3.58m) Fitted with modern wall and base units, contrasting work surfaces, splash back tiling, stainless steel sink unit with mixer taps, plumbed for an automatic washing machine, electric oven, hob and extractor fan, under stairs storage cupboard, vinyl floor covering, staircase leading to the first floor, uPVC double glazed window and uPVC barn style door.

LANDING

With fitted carpeting, radiator, airing cupboard, staircase leading to the useful loft room.

BEDROOM ONE

11' 2" x 13' 3" (3.4m x 4.04m) With front aspect uPVC double glazed window, fitted mirrored wardrobes and storage cupboards, fitted carpeting, radiator.

BEDROOM TWO

13' 1" x 7' 5" (3.99m x 2.26m) With rear aspect uPVC double glazed window, fitted mirrored wardrobes, laminate floor covering, radiator.

FAMILY BATHROOM

Fitted with a three piece modern white suite comprising of: panelled bath with shower over, low level w.c., pedestal hand basin, fully tiled walls, vinyl floor covering, radiator, obscure uPVC double glazed window.

LOFT

9' 9" x 12' 11" (2.97m + eaves x 3.94m) Useful storage space which could accommodate a playroom, study, office or storage with radiator, fitted carpeting, Balustrade staircase, Velux window.

EXTERNALLY

With garden forecourt and to the rear a private, enclosed courtyard/garden which is low maintenance with paving and wood chip bark area and with a pleasant outlook to the rear.

AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.

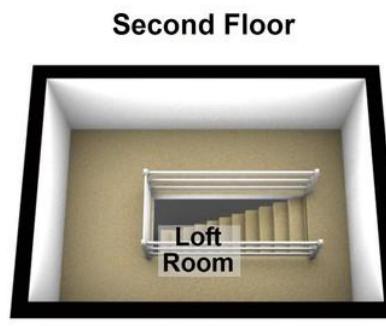
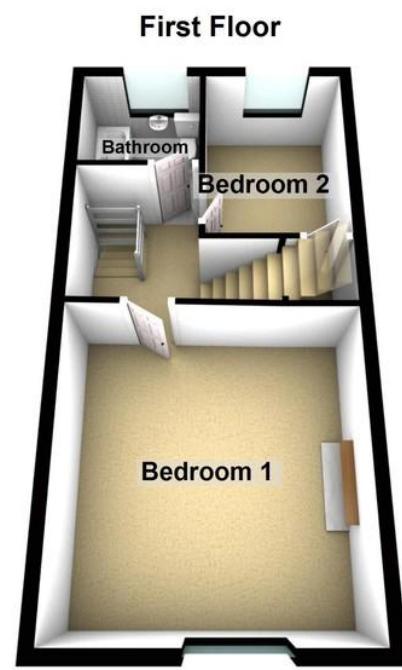
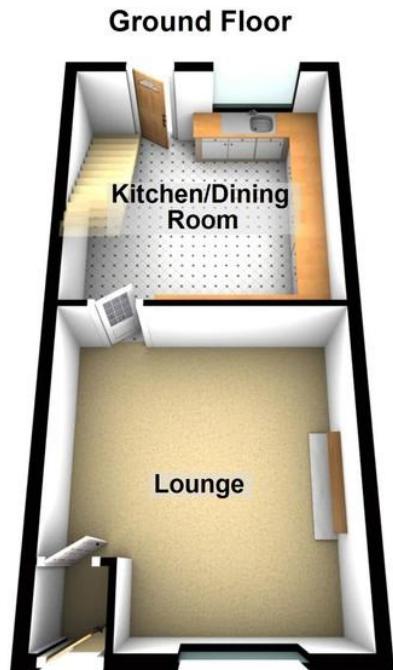
ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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