



Barmouth Walk

Oldham

£130,000

- Mid Town House
- Three Bedrooms
- No Chain
- Fitted Kitchen/Diner

- Off Road Parking
- Gardens To Front & Rear
- Convenient Location
- EPC Rating -



No Chain - Kirkham Property are delighted to offer for sale this beautifully presented mid town house in a popular location that has been extremely well maintained by the current owner. The property briefly comprises of: entrance hallway, downstairs w.c, lounge, kitchen/diner, utility room, three good size bedrooms and a shower room. Externally there are gardens to both the front and rear with a gated driveway to the front providing off road parking. Internal viewing is highly recommended to appreciate the size and quality of the accommodation on offer.

ENTRANCE HALLWAY

With uPVC entrance door, radiator.

DOWNSTAIRS WC

Fitted with a two piece suite comprising of: low level w.c., corner sink unit, radiator.

LOUNGE

11' 3" x 13' 8" (3.43m x 4.17m) With front aspect uPVC double glazed window, fitted carpeting, coved ceiling, TV point, radiator, door leading into the rear garden.

KITCHEN/DINER

16' 8" x 10' 5" (5.08m x 3.18m) With fitted wall and base units, worktops, one and a half bowl stainless steel sink unit with mixer taps, integrated oven, gas hob, splash back tiling, plumbed for an automatic washing machine, uPVC double glazed window and door leading into the rear garden.

UTILITY ROOM

9' 2" x 6' 6" (2.79m x 1.98m) Useful storage area with fitted cupboards.

LANDING

With fitted carpeting.

BEDROOM ONE

15' 9" x 8' 9" (4.8m (max) x 2.67m) With dual aspect uPVC double glazed windows, fitted carpeting, radiator.

BEDROOM TWO

11' 9" x 10' 0" (3.58m x 3.05m) With rear aspect uPVC double glazed window, fitted carpeting, radiator.

BEDROOM THREE

6' 7" x 9' 9" (2.01m x 2.97m) With rear aspect uPVC double glazed window, fitted carpeting, radiator.

SHOWER ROOM

8' 9" x 5' 8" (2.67m x 1.73m) Fitted with a three piece suite in white comprising of: corner shower cubicle, low level w.c., wash hand basin with storage cupboard below, fully tiled walls, radiator, obscure uPVC double glazed window.

EXTERNALLY

To the front of the property there is a gated block paved area providing off road parking and a lawn area. To the rear an enclosed garden with lawn, mature trees and shrubs, patio area, boundary fencing and a gate leading to a further good size garden with lawn.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

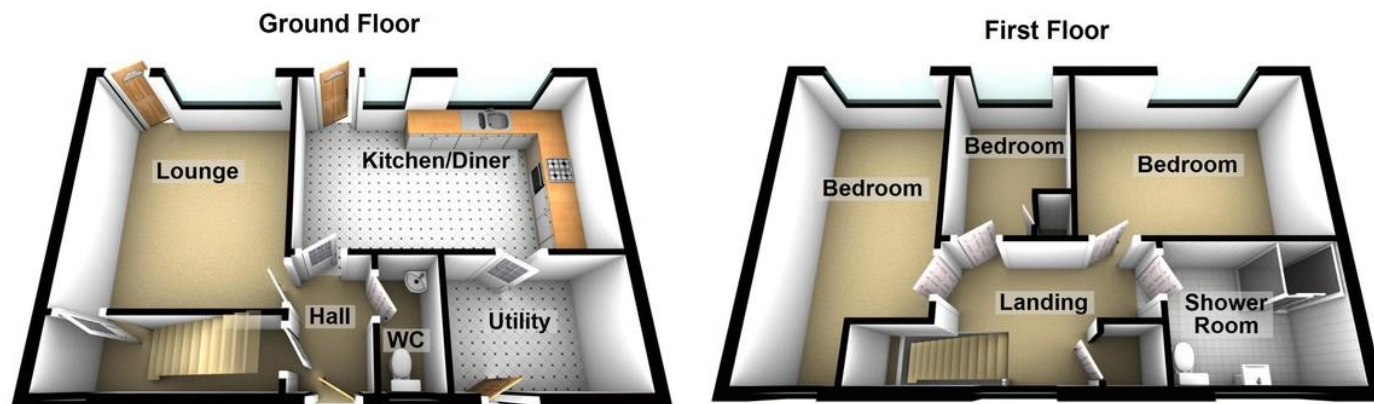
COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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.





Chadderton Office

509 Middleton Road
Chadderton
Oldham
OL9 9SH

Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
chadderton@kirkham-property.co.uk
0161 626 5688

Out of hours telephone service
Monday – Thursday 8:30am – 7pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm