





Kirkham Property are pleased to offer for sale this three bedroom, end town house situated on a good size plot in a quiet cul-de-sac location yet within easy reach of Oldham Towncentre and all associated amenities. The living accommodation briefly comprises of: entrance hallway, through lounge, kitchen/diner and w.c., to the ground floor with three bedrooms (two with fitted wardrobes), a modern shower room and separate w.c to the first floor. Externally there are gardens to the front, side and rear and there is a driveway providing off road parking. The property benefits from uPVC double glazing and gas central heating.

ENTRANCE HALLWAY

With uPVC entrance door, fitted carpeting, radiator, staircase leading to the first floor.

THROUGH LOUNGE

11' 6" x 19' 2" (3.51m x 5.84m) With dual aspect uPVC double glazed windows, fitted carpeting, coved ceiling, two radiators, feature fireplace with surround and hearth.

KITCHEN/DINER

8' 4" x 12' 3" (2.54m x 3.73m) With fitted wall and base units, worktops, stainless steel sink unit with chrome mixer taps, gas hob, integrated oven, extractor fan, plumbed for an automatic washing machine, fridge/freezer, storage cupboard, cushion vinyl floor covering, uPVC double glazed window.

WC

Fitted with a low level w.c.

LANDING

With fitted carpeting.

BEDROOM ONE

13' 2" x 10' 0" (4.01m x 3.05m) With front aspect uPVC double glazed window, fitted carpeting, radiator, fully fitted wardrobes.

BEDROOM TWO

13' 2" x 9' 0" (4.01m x 2.74m) With rear aspect uPVC double glazed window, fitted carpeting, radiator, fully fitted wardrobes.

BEDROOM THREE

10' 3" x 10' 0" (3.12m (max) x 3.05m) With front aspect uPVC double glazed window, fitted carpeting, radiator.

WC

With low level w.c, fully tiled walls.

SHOWER ROOM

5' 1" x 5' 7" (1.55m x 1.7m) Modern fitted two piece suite in white comprising of: shower, 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 garden with lawn, mature borders and a gated paved driveway providing off road parking. To the side there are two brick built storage sheds and to the rear a large garden with lawn, mature borders, trees, shrubs and patio areas.

ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

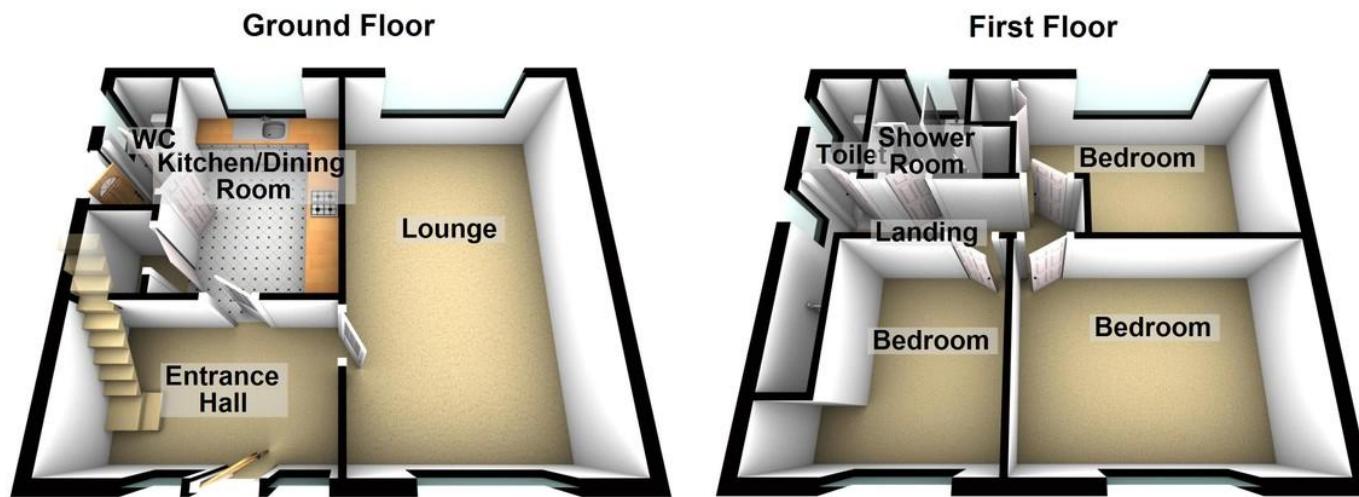
COUNCIL BAND: A

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