



Lansdowne Road
Chadderton, Oldham

OIRO £179,995

- End Town House
- Three Bedrooms, One Fitted
- Well Presented Throughout
- Lounge & Dining Room
- Modern Fitted Kitchen & Bathroom
- Garage Located At The Rear
- Enclosed Low Maintenance Gardens
- EPC Rating - C



Beautifully presented, extended, end town house situated in a popular location and within walking distance to local shops, amenities and public transport links. The property has been modernised by the current owners and internal viewing is highly recommend to appreciate the quality of accommodation on offer. The property internally comprises of: entrance hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally there are gardens to both the front and rear and a garage providing off road parking.

ENTRANCE HALLWAY

With uPVC entrance door, tiled floor covering, staircase leading to the first floor.

LOUNGE

13' 0" x 16' 2" (3.96m x 4.93m) With front aspect uPVC double glazed window, fitted carpeting, coved ceiling, radiator, feature fire in surround and hearth.

DINING ROOM

8' 5" x 13' 8" (2.57m x 4.17m) With rear aspect uPVC double glazed French doors leading in to the rear garden, high gloss tiled floor covering with unique design, radiator, coved ceiling.

KITCHEN

6' 6" x 13' 8" (1.98m x 4.17m) Modern fitted kitchen in grey high gloss with a range of wall and base units, worktops, sink unit with mixer taps, under counter top lighting, gas hob, extractor fan, integrated oven and microwave, fully tiled walls and floor, plumbed for an automatic washing machine, space for a fridge/freezer, under stairs storage, uPVC double glazed window.

LANDING

With fitted carpeting, storage cupboard, loft access.

BEDROOM ONE

9' 3" x 12' 6" (2.82m x 3.81m) With front aspect uPVC double glazed window, fitted carpeting, coved ceiling, modern fitted wardrobes, radiator.

BEDROOM TWO

9' 8" x 9' 6" (2.95m x 2.9m) With rear aspect uPVC double glazed window, fitted carpeting, coved ceiling, radiator.

BEDROOM THREE

6' 5" x 7' 9" (1.96m x 2.36m) With front aspect uPVC double glazed window, fitted carpeting, radiator.

BATHROOM

5' 8" x 5' 4" (1.73m x 1.63m) Recently fitted, modern, three piece bathroom suite comprising of: panelled bath with shower over, inset sink unit and w.c., with storage cupboards and worktops, radiator, obscure uPVC double glazed window.

GARAGE

Located at the rear of the property.

EXTERNALLY

To the front of the property there is a block paved garden with ornate railings and low boundary walls and to the rear a paved, enclosed garden with boundary fencing.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.(Short lease vendor is in the process of buying the Freehold).

COUNCIL BAND: A

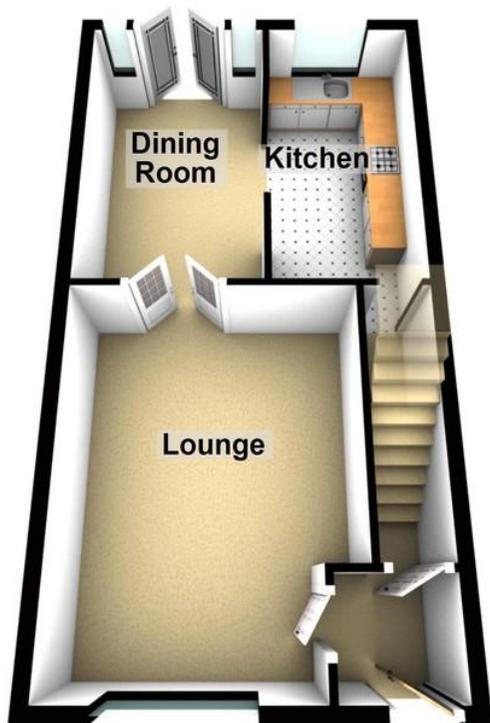
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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.



Ground Floor



First Floor



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