

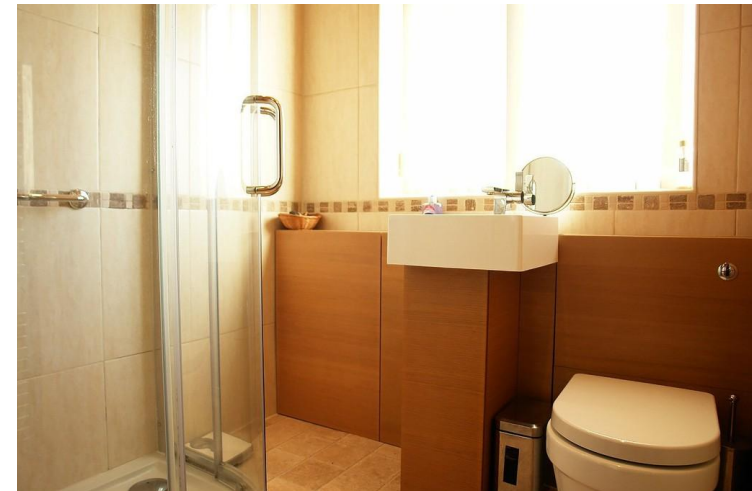


19 Furtherwood Road

Boundary Park, Oldham

£119,950

- Extended End Terrace
- Lounge (24') & Dining Room
- Three Fitted Bedrooms
- Bathroom + Shower + Cloaks/WC
- Gardens Front & Rear
- Parking for Three Cars
- Vacant Possession/No Chain
- EPC Rating D



This well presented, three bedroom, extended family home is offered for sale with vacant possession/no chain. The property benefits from gas central heating, double glazing, an alarm system and a recent new roof. Internally comprising: entrance hall, ground floor cloaks/w.c., fitted kitchen lounge and separate dining room to the ground floor. There are three fitted bedrooms and bathroom with shower to the first floor. Off road parking is by means of a two car driveway with additional parking for one car. There are gardens to both front and rear. Local schools and motorway networks are within easy reach.

ENTRANCE HALL

With uPVC double glazed entrance door, under stairs storage, radiator, fitted carpeting, storage cupboard.

CLOAKS/W.C.

With two piece suite comprising low level w.c., wash hand basin, mirror, tiled walls, fitted carpeting.

KITCHEN

12' 5" x 7' 3" (3.78m x 2.21m) With fitted wall and base units, work tops, one and a quarter stainless steel sink unit with mixer tap, plumbed for washing machine and dishwasher, storage cupboard, laminate floor covering, arch leading to the dining room.

DINING ROOM

13' 5" x 8' 2" (4.09m x 2.49m) With fitted carpeting, radiator, sliding double glazed patio doors.

LOUNGE

24' 3" x 16' 6" (7.39m x 5.03m) With gas fire, wood surround, fitted carpeting, three radiators, staircase leading to the first floor, wall lights, uPVC double glazed window with blinds.

FIRST FLOOR LANDING

With over stairs storage cupboard, fitted carpeting, uPVC double glazed obscure window.

BEDROOM ONE

11' 5" x 8' 6" (3.48m x 2.59m) With built in wardrobes, bedside cabinets, radiator, fitted carpeting, uPVC double glazed window with blinds.

BEDROOM TWO

10' 3" x 9' 9" (3.12m x 2.97m) With built in wardrobe, desk, storage cupboard, radiator, fitted carpeting, uPVC double glazed window with blinds.

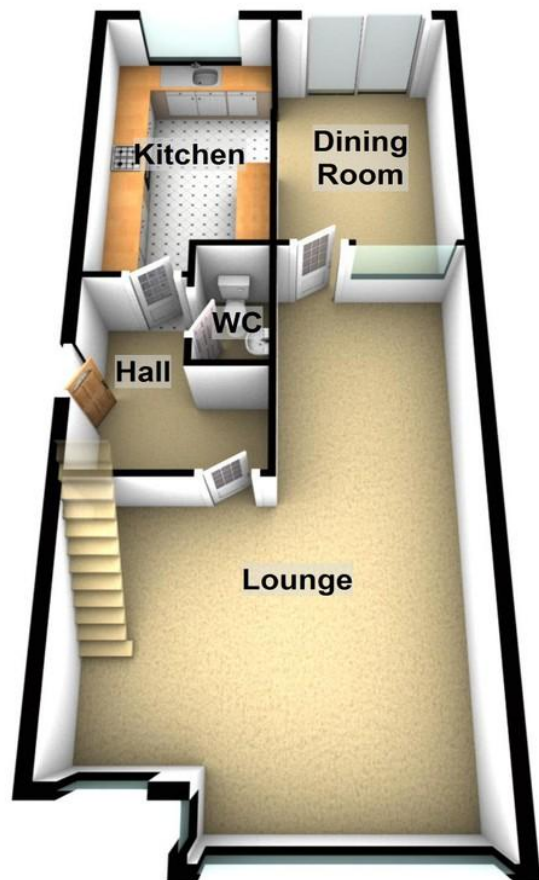
BEDROOM THREE

8' 7" x 6' 5" (2.62m x 1.96m) With fitted wardrobe, storage cupboard, radiator, fitted carpeting, uPVC double glazed window with blinds.

BATHROOM

With three piece suite comprising panelled bath, designer vanity unit with wash hand basin, inset low level w.c., shower cubicle, storage cupboard, fully tiled walls, vinyl floor covering, chrome radiator, spotlights, Worcester

Ground Floor



First Floor



combi boiler, mirror, panelled ceiling, uPVC double glazed obscure window.

EXTERNALLY

Off road parking is by means of a block paved driveway for two cars with an additional parking space for one car. To the rear there is an enclosed garden with lawn, patio area, ornate tree, shrub borders, greenhouse, water supply, large storage shed, boundaries with gated access.

ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Royton Office
64 Rochdale Road
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Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
royton@kirkham-property.co.uk
0161 626 9789

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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