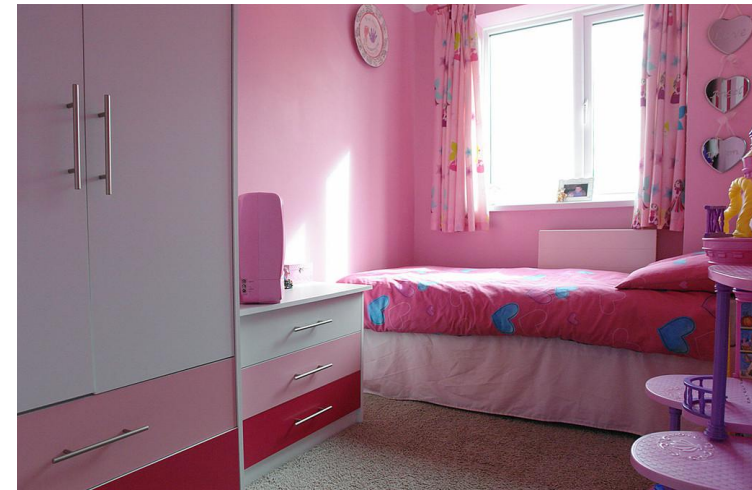




24 York Road
Chadderton, Oldham

£184,950

- Three/Four Bedrooms
- Extended Link Detached
- Driveway Parking
- Gardens to Front & Rear
- Playroom/Bed Four + Office
- Kitchen & Utility
- Lounge Open Plan to Dining Area
- EPC: C



This well presented, three/four bedroom, extended, link detached property is conveniently located for access to local schools and amenities. Externally there are garden areas to both front and rear with off road parking by means of a drive. Internally comprising: entrance hallway, cloaks/WC, modern fitted kitchen, lounge open plan to the dining room, playroom/bed four, utility room and office to the ground floor. There are three bedrooms, two with fitted wardrobes, and modern bathroom with separate shower. The property is within easy reach of the railway network at Mills Hill and the motorway connections on Broadway.

ENTRANCE HALLWAY

With uPVC double glazed entrance door, tiled floor, radiator, storage room.

CLOAKS/WC

With low level WC and wash hand basin.

KITCHEN

11' 8" x 10' 5" (3.56m x 3.18m) With modern fitted wall and base units, work tops, one and a half bowl sink unit, electric double oven, five ring gas hob, chimney extractor, integral microwave, integral dishwasher, washing machine and fridge freezer, tiled walls, tiled floor, ceiling spotlights, window.

LOUNGE

15' 8" x 15' 4" (4.78m x 4.67m) With fitted carpeting, radiator, open plan staircase leading to the first floor, window, open plan to the dining room.

DINING ROOM

14' 2" x 6' 3" (4.32m x 1.91m) With fitted carpeting, patio doors.

PLAYROOM/BEDROOM FOUR

10' 6" x 8' 1" (3.2m x 2.46m) With fitted carpeting, radiator, door leading to the utility room.

UTILITY ROOM

5' 6" x 4' 10" (1.68m x 1.47m) With laminate floor covering, access to loft with fitted ladder extension, door leading to the office.

OFFICE

9' 2" x 7' 2" (2.79m x 2.18m) With fitted carpeting, radiator, storage cupboard housing the boiler, uPVC double glazed window, external door.

FIRST FLOOR LANDING

BEDROOM ONE

10' 6" x 10' 2" (3.2m x 3.1m) With fitted wardrobes, fitted carpeting, radiator, window.

BEDROOM TWO

12' 3" x 9' 1" (3.73m x 2.77m) With fitted wardrobes, fitted carpeting, radiator, access to the loft, window.

BEDROOM THREE

10' 2" x 6' 2" (3.1m x 1.88m) With fitted carpeting, radiator, window.

BATHROOM

7' 2" x 6' 2" (2.18m x 1.88m) With four piece suite in white comprising panelled bath, wash hand basin, low level w.c., separate corner shower, white towel rail/radiator, part tiled walls, tiled floor, ceiling spotlights. obscure window.

EXTERNALLY

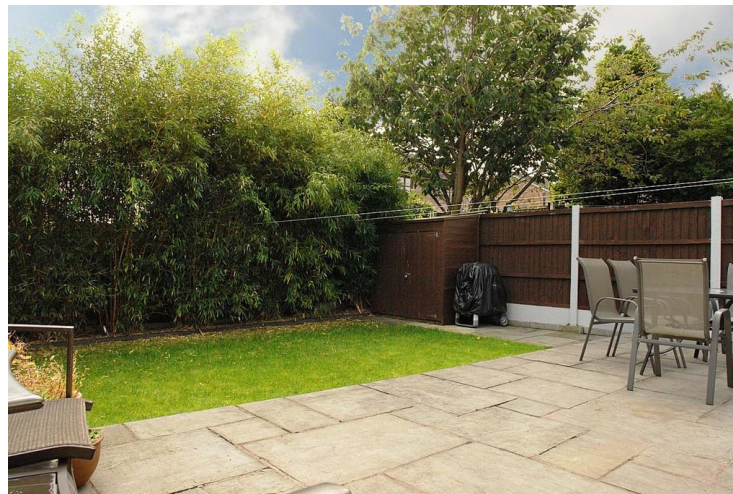
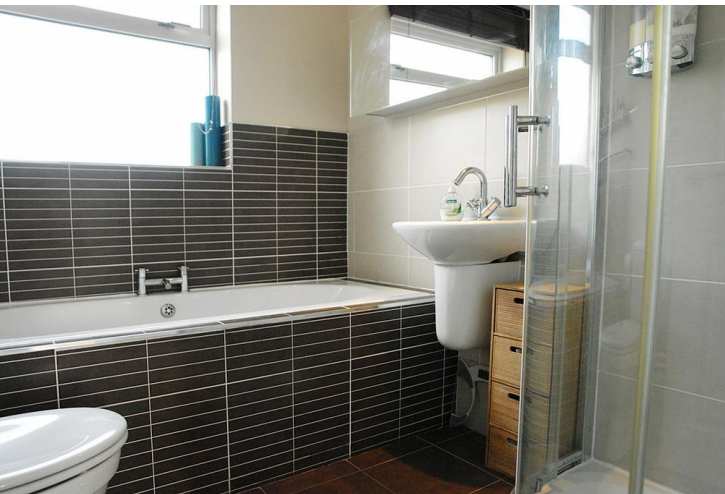
Off road parking is by means of a drive. There is a garden forecourt and an enclosed garden with lawn, large flagged patio area, wooden store shed, boundary fencing.

ADDITIONAL INFORMATION

TENURE: Freehold, Solicitor to confirm details.

COUNCIL BAND: D

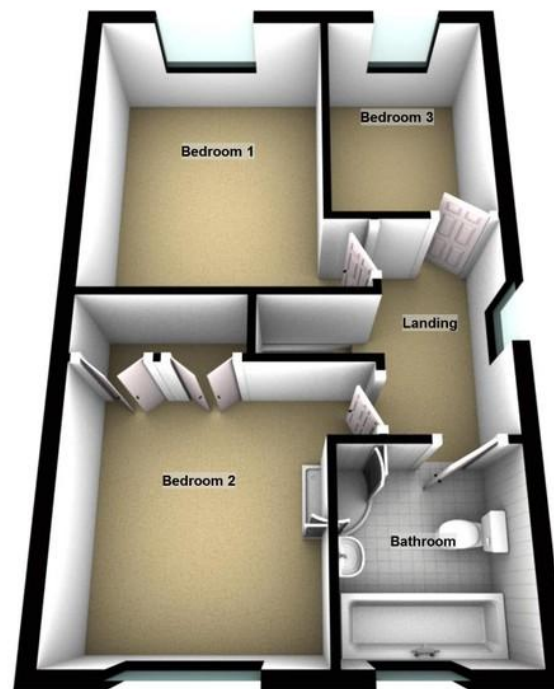
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



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 – 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