



78 Holly Grove

Chadderton, Oldham

£99,950

- End Quasi Semi-Detached
- Two Bedrooms
- Potential to Extend
- Vacant Possession/No Chain
- Off Road Parking
- Conservatory
- Convenient Location
- EPC Rating - C



Offered for sale with vacant possession/no chain is this two bedroom end quasi semi-detached with off road parking and the potential to extend subject to planning permissions. The living accommodation comprises: entrance hall, lounge, kitchen diner and timber framed conservatory to the ground floor with two bedrooms and bathroom to the first floor. Externally there are garden areas to both front and rear. Ideally situated for easy access to Chadderton centre and its amenities. Just a short drive to the motorway network at Broadway and the railway network at Mills Hill.

ENTRANCE HALL

With uPVC double glazed entrance door, laminate floor covering.

LOUNGE

13' 0" x 13' 0" (3.96m x 3.96m) With gas fire, radiator, laminate floor covering, bay window.

KITCHEN DINER

17' 7" x 10' 4" (5.36m x 3.15m) With fitted wall and base units, work tops, stainless steel sink unit, plumbed for washing machine, gas cooker, pantry storage cupboard, boiler room, radiator, window, door leading to the conservatory.

CONSERVATORY

9' 0" x 8' 0" (2.74m x 2.44m) Single glazed conservatory with timber frames.

FIRST FLOOR LANDNG

With fitted carpeting, radiator, access to the loft.

BEDROOM ONE

14' 0" x 11' 0" (4.27m x 3.35m) With fitted carpeting, radiator, storage room, window.

BEDROOM TWO

10' 11" x 10' 0" (3.33m x 3.05m) With fitted carpeting, radiator, fitted storage cupboards, window with blinds.

BATHROOM

6' 0" x 5' 0" (1.83m x 1.52m) Three piece suite comprising panelled bath, wash hand basin, low level WC, shower over the bath, tiled walls, radiator, obscure window.

EXTERNALLY

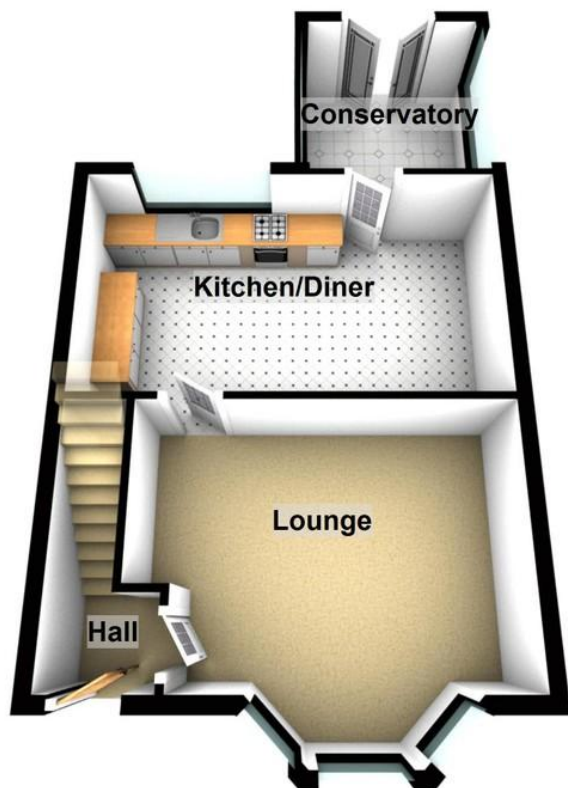
There is a garden forecourt with off road parking and to the rear an enclosed garden.

The front garden is 37' x 27'.

The garden to the side is 28' x 12' (12' being the distance between the house next door)

The rear garden is 24' x 50'

Ground Floor



First Floor



ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Chadderton Office

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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