



100 Broadbent Road
Oldham

£75,000

- Mid Terrace Property
- Two Bedrooms, One Fitted
- New Kitchen and Bathroom
- Garden Forecourt/Rear Courtyard
- New Roof & Double Glazing to front
- New Damp Proof Course
- Vacant Possession/No Chain
- EPC Rating- D



This two bedroom, mid terrace property benefits from gas central heating, new double glazing to front, alarm, new kitchen and bathroom, new roof, new damp proof course, re-plastering and is tastefully decorated throughout. The living accommodation comprises: entrance vestibule, lounge and kitchen diner to the ground floor. There are two bedrooms, one fitted, and bathroom to the first floor. Externally there is a small garden forecourt and an enclosed rear courtyard. Close to Oldham Cricket club, schools, public transport links, shops and just a short drive to open countryside, metrolink and the motorway networks. Vacant possession/no chain.

ENTRANCE VESTIBULE

With uPVC double glazed entrance door, fitted carpeting.

LOUNGE

14' 4" x 12' 6" (4.37m x 3.81m) With electric coal effect fire, radiator, fitted carpeting, uPVC double glazed window.

KITCHEN DINER

11' 7" x 9' 4" (3.53m x 2.84m) With fitted wall and base units, work tops, free standing cooker, sink unit with drainer, radiator, pantry storage cupboard, uPVC double glazed window, uPVC double glazed door.

FIRST FLOOR LANDING

With fitted carpeting, access to the loft.

BEDROOM ONE

12' 11" x 12' 10" (3.94m x 3.91m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed window.

BEDROOM TWO

9' 4" x 8' 1" (2.84m x 2.46m) With fitted carpeting, radiator, uPVC double glazed window.

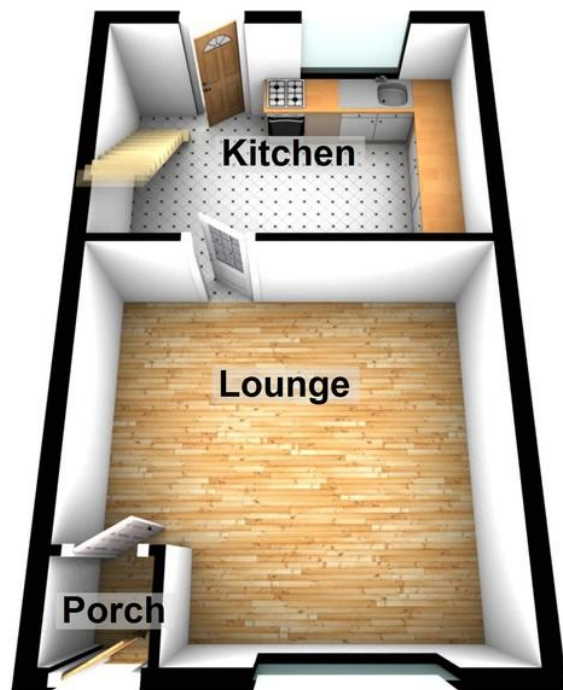
BATHROOM

5' 10" x 4' 11" (1.78m x 1.5m) With three piece suite in white comprising panelled bath, wash hand basin, low level w.c., vinyl floor covering, uPVC double glazed obscure window.

EXTERNALLY

There is a garden forecourt and an enclosed, low maintenance, flagged, rear courtyard.

Ground Floor



First Floor



ADDITIONAL INFORMATION

TENURE: Leasehold, ground rent £10 p.a.
Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by
appointment with the agents.

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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