

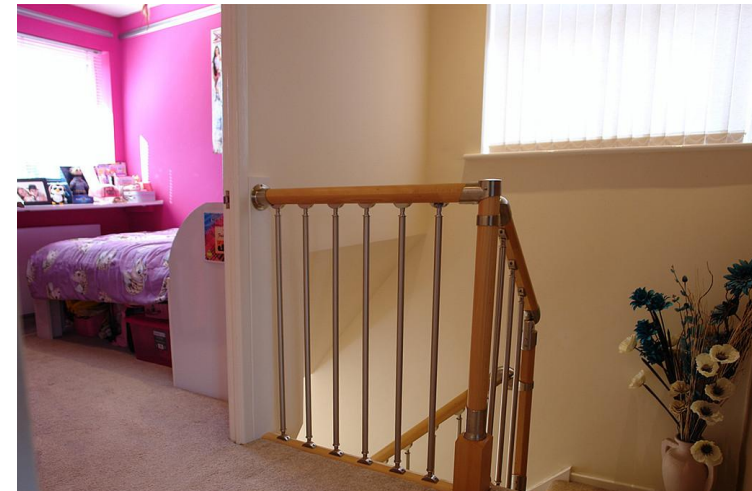


George Street

Shaw, Oldham

£179,950

- Semi Detached House
- Open Plan Living
- Three Bedrooms
- Modern Fitted Bathroom
- Driveway & Gardens
- Well Presented
- Popular Location
- EPC Rating - C



*** No chain***This three bedroom extended semi detached property is ideally located close to well regarded local schools, shops, amenities and public transport links. Internally accommodation comprises: entrance hallway, open plan living with a lounge/kitchen/diner, three bedrooms and a family bathroom. Externally off road parking is provided for by means of a block paved driveway and there is a flagged rear garden with workshop.

ENTRANCE HALLWAY

With composite entrance door, fitted carpeting, radiator, under stairs storage cupboard.

W.C

Fitted with a two piece suite comprising low level w.c., wash hand basin, tiled floor covering.

LOUNGE/DINER/KITCHEN

33' 4" x 16' 3" (10.16m x 4.95m) With uPVC double glazed

window, radiator and fitted carpeting to the lounge area, open plan to the kitchen with fitted wall and base units, granite worktops, electric double oven, hob, stainless steel extractor fan, integral fridge/freezer, washing machine and dishwasher, one and a half bowl sink unit, breakfast bar and fitted carpeting to the dining area with radiator, uPVC double glazed window and patio doors leading into the rear garden.

LANDING

With fitted carpeting, access via pull down ladders to a part boarded loft.

BEDROOM ONE

11' 8" x 10' 4" (3.56m x 3.15m) With fitted carpeting, radiator, uPVC double glazed window with blinds.

BEDROOM TWO

9' 9" x 9' 4" (2.97m x 2.84m) With fitted carpeting, radiator,

uPVC double glazed window with blinds.

BEDROOM THREE

8' 6" x 7' 1" (2.59m x 2.16m) With fitted carpeting, radiator, uPVC double glazed window with blinds.

BATHROOM

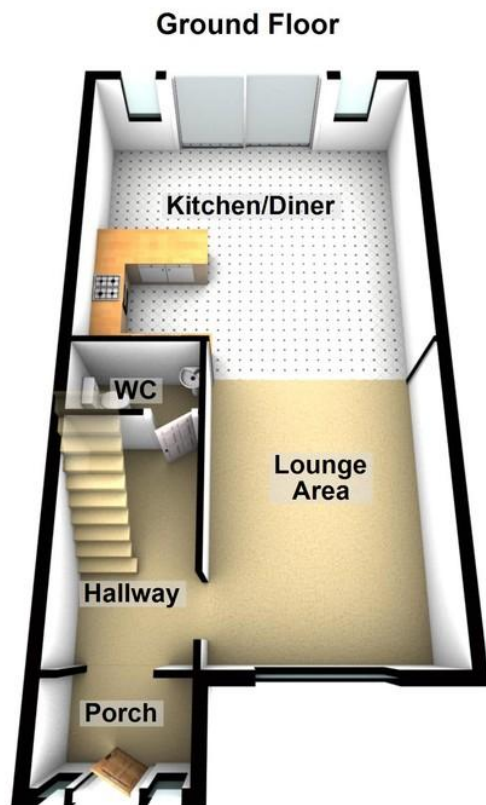
8' 3" x 7' 3" (2.51m x 2.21m) Fitted with a three piece suite in white comprising extra size bath with shower over, low level w.c., wash hand basin, chrome towel radiator, fully tiled walls and floor, spotlighting.

EXTERNALLY

To the front of the property there is block paved driveway providing off road parking. The rear garden is flagged with a good size workshop.

WORKSHOP

14' 7" x 7' 8" (4.44m x 2.34m) Located in the rear garden



with electrics.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Royton Office
64 Rochdale Road
Royton
Oldham
OL2 6QJ

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 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.