



Norwich Avenue

Chadderton, Oldham

£180,000

- Semi Detached House
- Three Bedrooms
- Modern Fitted Kitchen/Diner
- uPVC Double Glazing & GCH
- Gardens To Front & Rear
- Driveway & Garage
- Popular Location
- EPC Rating - C

Situated in a popular and convenient location close to well-regarded local schools, amenities and public transport links is this three bedroom semi-detached house.

Accommodation internally comprises: entrance porch, hallway, lounge and kitchen/diner to the ground floor and three bedrooms and a shower room to the first floor. Externally there is a driveway and a garage providing off road parking and gardens to both the front and rear.

ENTRANCE PORCH

uPVC construction with tiled floor covering.

HALLWAY

With laminate floor covering, radiator, staircase rising to the first floor, under stairs storage cupboard.

LOUNGE

14' 1" x 11' 10" (4.30m x 3.62m) With uPVC double glazed window, fitted carpeting, radiator.

KITCHEN/DINER

18' 3" x 8' 9" (5.57m x 2.68m) Modern fitted kitchen with fitted wall and base units, worktops, electric free standing cooker, breakfast bar, stainless steel sink unit with mixer tap, plumbed for an automatic washing machine, space for a fridge/freezer, uPVC double glazed door and door leading in to garden.

LANDING

With fitted carpeting, radiator.

BEDROOM ONE

13' 3" x 9' 10" (4.06m x 3.01m) With uPVC double glazed window, fitted carpeting, radiator.

BEDROOM TWO

9' 7" x 9' 10" (2.93m x 3.01m) With uPVC double glazed window, fitted carpeting, radiator.

BEDROOM THREE

9' 6" x 8' 0" (2.90m x 2.46m) With uPVC double glazed window, fitted carpeting, radiator.

SHOWER ROOM

Fitted with a three piece suite comprising: corner shower cubicle, low level w.c., wash hand basin, fitted carpeting, radiator, obscure uPVC double glazed window.

GARAGE

17' 5" x 8' 11" (5.31m x 2.74m) Integral garage with up and over door.

EXTERNALLY

To the front of the property there is a driveway providing off road parking leading to the garage with paved garden. The enclosed rear garden has artificial grass and patio areas.

ADDITIONAL INFORMATION

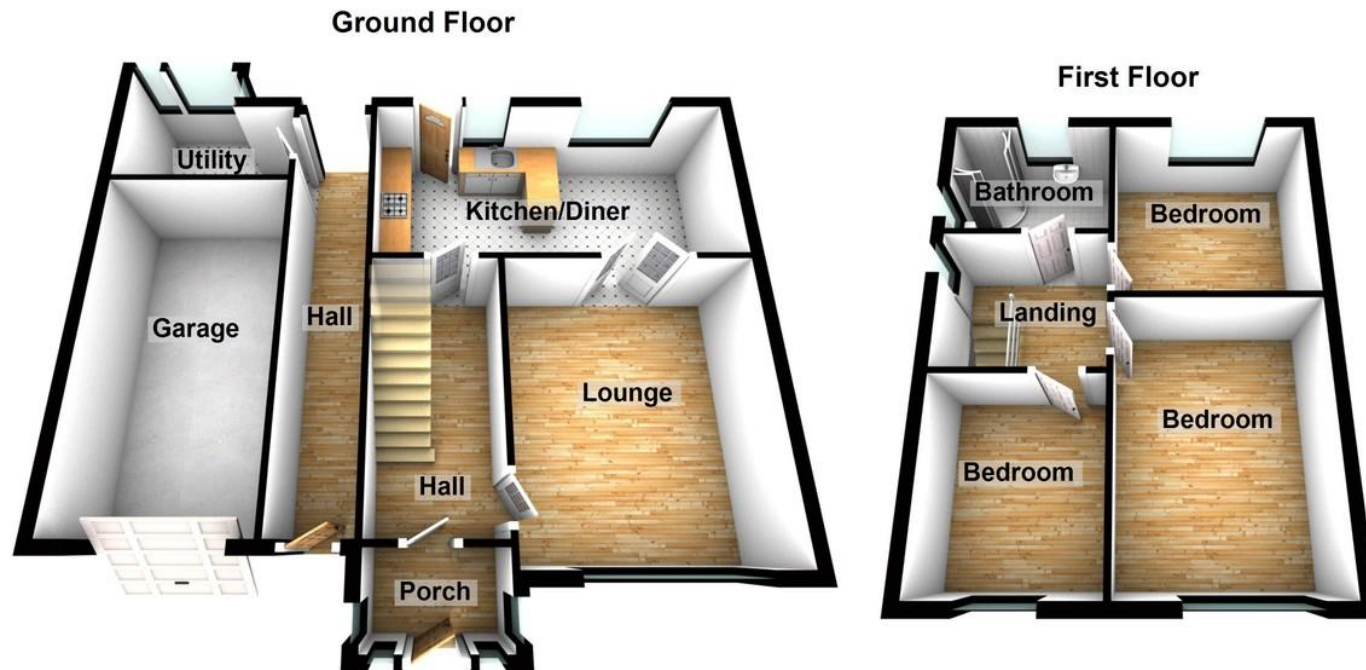
TENURE: Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. 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. Fixtures and Fittings stated as included in the property are based on achieving the asking price.



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