



9 Norwich Avenue
Chadderton, Oldham

£140,000

- Semi-Detached Dormer Bungalow
- Three Bedrooms
- Garage & Driveway
- Lounge & Dining Room
- Gardens Front and Rear
- Well Presented
- GCH/DbI Glazing/Alarm
- EPC: E



Situated in a popular and sought after location is this three bedroom, semi-detached dormer bungalow with off road parking by means of a driveway and oversized brick built garage and there are gardens to the front and rear. The living accommodation comprises: entrance porch, hall, bathroom, lounge, dining room and fitted kitchen to the ground floor. There are three bedrooms to the first floor. The property benefits from gas central heating, double glazing, an alarm system and loft and cavity wall insulation. Ideally situated for access to local schools, railway networks and just a short drive to the motorway network. Well presented property.

ENTRANCE PORCH

With storm door, uPVC double glazed entrance door.

HALL

With fitted carpeting, meters cupboard, radiator, staircase leading to the first floor, uPVC double glazed door.

BATHROOM

With three piece suite comprising panelled bath, wash hand basin, low level WC, fully tiled walls, electric shower over the bath, splash back tiling, radiator, tiled floor, uPVC double glazed obscure window.

LOUNGE

14' 3" x 11' 0" (4.34m x 3.35m) With electric fire, feature fireplace with tiled hearth, fitted carpeting, radiator, uPVC double glazed bow window.

DINING ROOM

10' 5" x 10' 2" (3.18m x 3.1m) With fitted carpeting, radiator, picture rail, storage, uPVC double glazed window.

KITCHEN

10' 5" x 11' 0" (3.18m x 3.35m) With fitted wall and base units, work tops, stainless steel sink unit with mixer tap and

drainer, washing machine, under lighting, radiator, integral oven, fridge and freeze, radiator, tiled floor, uPVC double glazed window, uPVC double glazed door.

FIRST FLOOR LANDING

BEDROOM ONE

6' 10" x 18' 4" (2.08m x 5.59m) With fitted wardrobes, fitted carpeting, radiator, access to the loft, eaves storage, uPVC double glazed window.

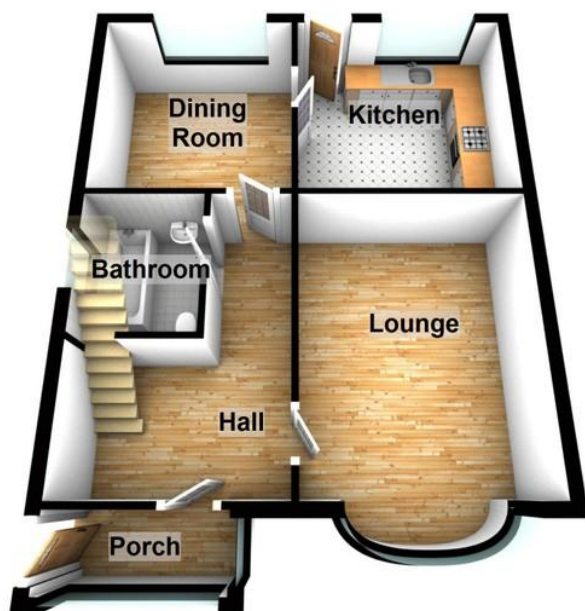
BEDROOM TWO

13' 2" x 11' 8" (4.01m x 3.56m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM THREE

7' 11" x 9' 6" (2.41m x 2.9m) With fitted carpeting, radiator, airing cupboard, uPVC double glazed window.

Ground Floor



First Floor



GARAGE & DRIVEWAY

Off road parking is by means of a driveway and a detached brick built oversized garage with up and over door.

EXTERNALLY

There is a garden forecourt and an enclosed rear garden with lawn, patio area, beds, borders, greenhouse, fruit trees and boundary fencing.

ADDITIONAL INFORMATION

TENURE: Freehold, solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Chadderton Office

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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