



10 Goodwood Drive

Derker, Oldham

£124,950

- Detached House
- Situated on a Corner Plot
- Lounge
- Kitchen/Dining Room
- Three Bedrooms
- Large Gardens and Driveway
- Close To Local Amenities
- EPC Rating - C



NO CHAIN - A well presented detached house situated on a corner plot and conveniently located close to local shops, amenities and the Metrolink station at Derker providing easy access to Oldham and Manchester Town Centres. Internally comprising entrance hall, lounge and dining kitchen to the ground floor and three bedrooms and a family bathroom to the first floor. Externally there are gardens to the front, side and rear, off road parking is provided by a driveway for up to two cars.

ENTRANCE HALL

With uPVC double glazed entrance door, fitted carpet, radiator, alarm panel, staircase leading to the first floor.

LOUNGE

12' 1" x 15' 2" (3.68m x 4.62m) With uPVC double glazed window, laminate floor covering, radiator, archway leading to the kitchen/dining room.

KITCHEN / DINER

8' 11" x 18' 2" (2.72m x 5.54m) With fitted wall and base units, worktops, integral oven and hob, extractor fan, stainless steel sink unit, plumbing for a washing machine, breakfast bar, under stairs storage cupboard, laminate floor covering, radiator, aluminium patio doors, uPVC double glazed window to the side.

LANDING

With fitted carpet, loft access, uPVC double glazed window.

BEDROOM ONE

10' 7" x 11' 1" (3.23m x 3.38m) With fitted carpet, radiator, uPVC double glazed window.

BEDROOM TWO

10' 7" x 11' 1" (3.23m x 3.38m) With fitted carpet, radiator, uPVC double glazed window.

BEDROOM THREE

7' 8 max" x 8' 9 max" (2.34m x 2.67m) With fitted carpet, radiator, uPVC double glazed window.

BATHROOM

5' 6" x 6' 9" (1.68m x 2.06m) Fitted with a three piece suite comprising bath with electric shower above, shower screen, low level w.c, wash hand basin, part tiled walls, radiator, obscure uPVC double glazed window, fitted carpet.

EXTERNALLY

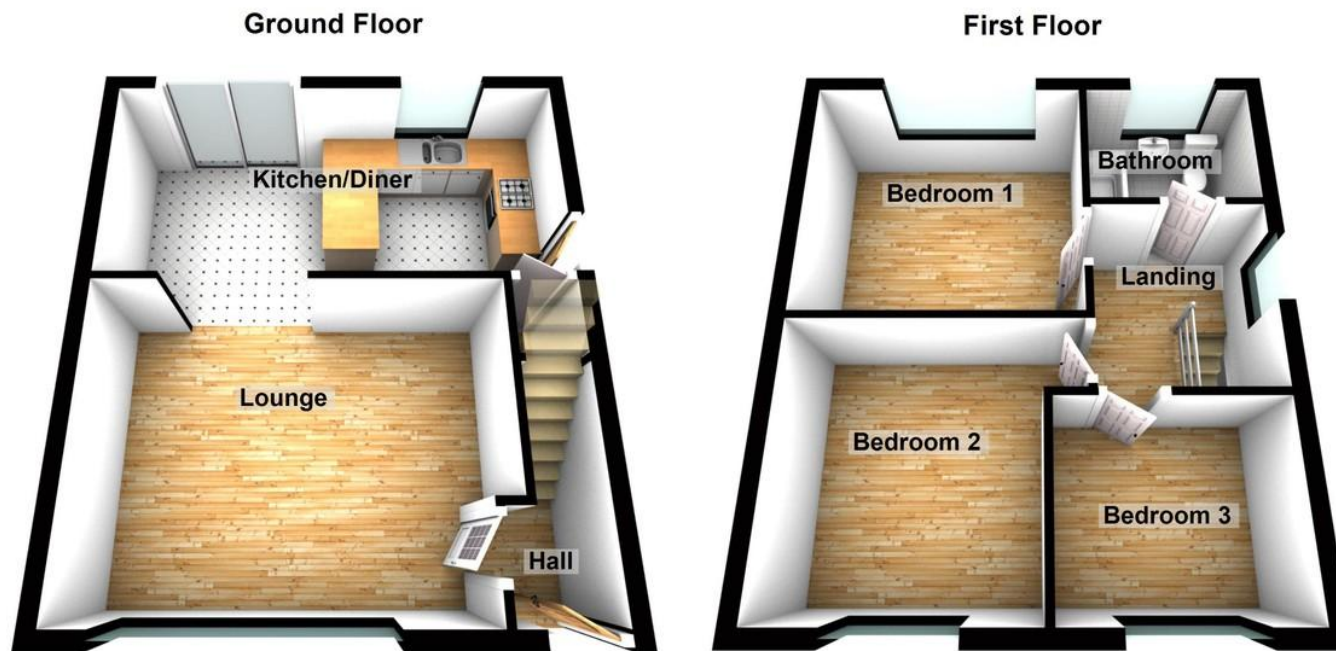
There are gardens to the front, side and rear of the property, the front garden has a lawned area and the side and rear have both patio areas and lawned areas, there is a driveway providing off road parking for up to two cars.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: C

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