





KIRKHAM
PROPERTY | LEGAL | FINANCIAL

37 Leaside Avenue

Chadderton, Oldham

£244,950

- Detached Dormer Bungalow
- Modern Fitted Kitchen
- Conservatory
- Two Ground Floor Bedrooms
- Two First Floor Bedrooms
- Bathroom and Shower Room
- Gardens, Driveway and Garage
- EPC Rating - E







A very well presented detached double fronted dormer bungalow internally comprising: entrance porch, hallway, lounge, dining kitchen, conservatory, bathroom and two bedrooms to the ground floor and two bedrooms and a shower room to the first floor. Externally there are gardens to both the front and rear of the property with a driveway and garage providing off road parking. Ideally located close to local shops, amenities, well regarded schools and within easy reach of the North West motorway connections.

ENTRANCE PORCH
With uPVC double glazed entrance door.

HALLWAY
With entrance door, laminate floor covering, radiator.

LOUNGE
14' 7" x 11' 0" (4.44m x 3.35m) With fitted carpeting, radiator, uPVC double glazed bay window with blinds.

BATHROOM
7' 8" x 6' 10" (2.34m x 2.08m) Fitted with a four piece suite comprising panelled bath, separate shower cubicle, vanity sink unit with storage cupboard below, low level w.c, fully tiled walls and floor, chrome towel radiator, obscure uPVC double glazed window.

BEDROOM ONE
10' 11" x 9' 10 (max)" (3.33m x 3m) With fitted carpeting, radiator, uPVC double glazed window with blinds.

BEDROOM TWO
14' 6" x 11' 10" (4.42m x 3.61m) With fitted carpeting, radiator, uPVC double glazed bay window with blinds.

KITCHEN/DINER
11' 10" x 10' 11" (3.61m x 3.33m) Modern fitted kitchen with wall and base units, granite worktops, electric oven, gas hob, extractor fan, integrated fridge, freezer, washing machine, sink unit, breakfast bar, spotlights, laminate floor covering, open plan to conservatory.

CONSERVATORY
15' 1" x 11' 10" (4.6m x 3.61m) uPVC double glazed constructed conservatory with French doors, laminate floor covering, radiator.

LANDING
With fitted carpeting, radiator.

BEDROOM THREE
11' 9" x 11' 9" (3.58m x 3.58m) With fitted carpeting, radiator, storage space in eaves, uPVC double glazed window.

BEDROOM FOUR

11' 9" x 11' 9 (max)" (3.58m x 3.58m) With fitted carpeting, radiator, storage space in eaves, uPVC double glazed window.

SHOWER ROOM

5' 2" x 4' 8" (1.57m x 1.42m) Fitted with a three piece suite comprising electric corner shower, low level w.c, wash hand basin, fully tiled walls and floor, chrome towel radiator.

EXTERNALLY

There is a low maintenance garden to the front of the property with a flagged driveway and garage providing off road parking. To the rear there is an enclosed garden with lawn area, flagged patio area and garden shed.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: C

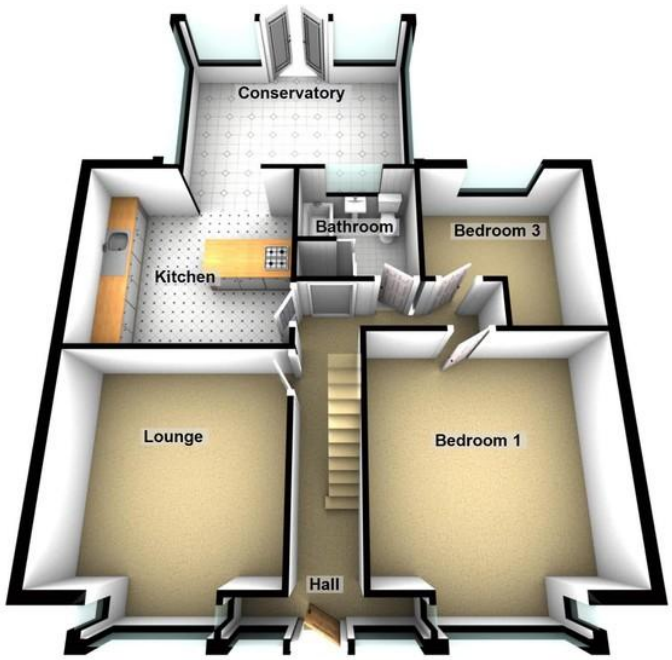
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



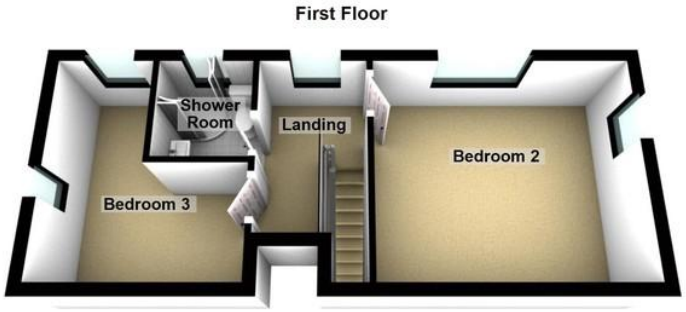




Ground Floor



First Floor



Chadderton Office

509 Middleton Road
Chadderton
Oldham
OL9 9SH

Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
chadderton@kirkham-property.co.uk
0161 626 5688

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