



Crabtree Road

Derker, Oldham

£130,000

- Modern Semi Detached House
- Three Bedrooms
- Bathroom Plus En-Suite To Master
- Off Road Parking
- Ground Floor WC
- Gardens Front and Rear
- Immaculately Presented
- EPC Rating - B



Situated on a modern development within easy reach of the tram station and local amenities is this three bedroom modern semi detached house. The living space comprises of entrance hall, ground floor wc, kitchen/diner, lounge, three bedrooms with en-suite to master and bathroom/wc. Externally there are gardens front and rear with a driveway to the side providing off road parking for two cars. Enhanced by gas central heating and double glazed windows.

ENTRANCE HALL

With composite front door leading to entrance hall.

GROUND FLOOR WC

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

KITCHEN/DINER

15' 2" x 8' 4" (4.62m x 2.54m) Modern fitted kitchen with co-ordinating work surfaces and tiling, integral oven and hob, extractor, plumbed for washing machine and window to the front.

LOUNGE

15' 0" x 12' 2" (4.57m x 3.71m) With under stair storage, radiator and fitted carpeting. French doors leading to the garden.

LANDING

BEDROOM ONE

11' 3" x 10' 0" (3.43m x 3.05m) With uPVC double glazed window, radiator and carpeting.

EN-SUITE

Fitted with a three piece suite comprising shower cubicle, wash hand basin, low level w.c, chrome towel rail, co-ordinating tiling.

BEDROOM TWO

10' 4" x 8' 3" (3.15m x 2.51m) With uPVC double glazed window, radiator and carpeting.

BEDROOM THREE

9' 4" x 6' 6" (2.84m x 1.98m) With uPVC double glazed window, radiator and carpeting.

BATHROOM

Fitted with a three piece suite comprising P shaped bath, low level w.c., wash hand basin, radiator, co-ordinating tiling.

EXTERNALLY

There is a garden to the front with drive to the side, and an enclosed garden with lawn, patio and borders.

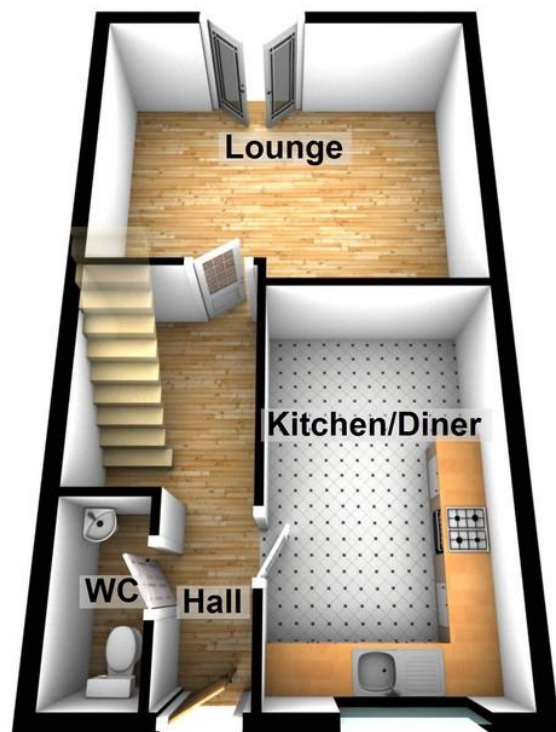
ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



Chadderton Office

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Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

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Out of hours telephone service

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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 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.