



25 Torwood Road

Chadderton, Oldham

REDUCED £174,950

- Extended Semi Detached House
- Three Bedrooms, Possibly 4 Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Enclosed Rear Garden
- Garage and Driveway
- Popular Location
- EPC Rating - D



This well presented extended three bedroom semi detached house internally comprises: entrance porch, lounge, dining room, sitting room, kitchen and w.c. to the ground floor and three bedrooms and a family bathroom to the first floor. The master bedroom could be split back into the original 2 front bedrooms if required. Externally there is a driveway and garage providing off road parking and an enclosed garden to the rear, with afternoon and evening sunshine. The property benefits from gas central heating and uPVC double glazing and is ideally located close to well regarded local schools, shops and amenities.

ENTRANCE PORCH

5' 7" x 4' 6" (1.7m x 1.37m) With uPVC double glazed entrance door, laminate floor covering, radiator, door into the lounge.

LOUNGE

15' 8" x 14' 5" (4.78m x 4.39m) With uPVC double glazed window with blinds, open plan staircase rising to the first floor, fitted carpeting, radiator.

DINING ROOM

14' 6" x 8' 1" (4.42m x 2.46m) With laminate floor covering, radiator.

SITTING ROOM (EXTENTION)

9' 4" x 7' 7" (2.84m x 2.31m) With uPVC double glazed patio doors, laminate floor covering, radiator.

KITCHEN

10' 8" x 9' 3" (3.25m x 2.82m) With fitted wall and base units, worktops, electric oven, gas hob, extractor fan, stainless steel sink unit, plumbed for a washing machine, splash back tiling, laminate floor covering, uPVC double glazed window, door into the downstairs w.c.

REAR VESTIBULE

With tile flooring, uPVC double glazed door.

CLOAKS & WC

With low level w.c, chrome towel rail radiator, uPVC door into the rear garden.

LANDING

With uPVC double glazed side window, fitted carpeting, loft access.

BEDROOM ONE

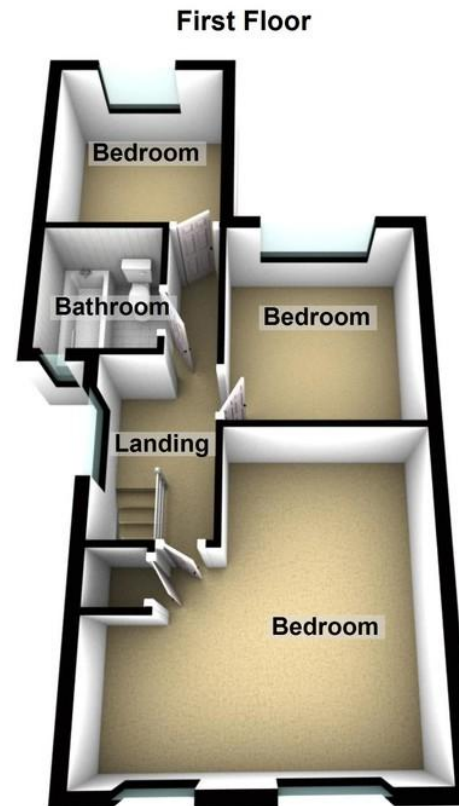
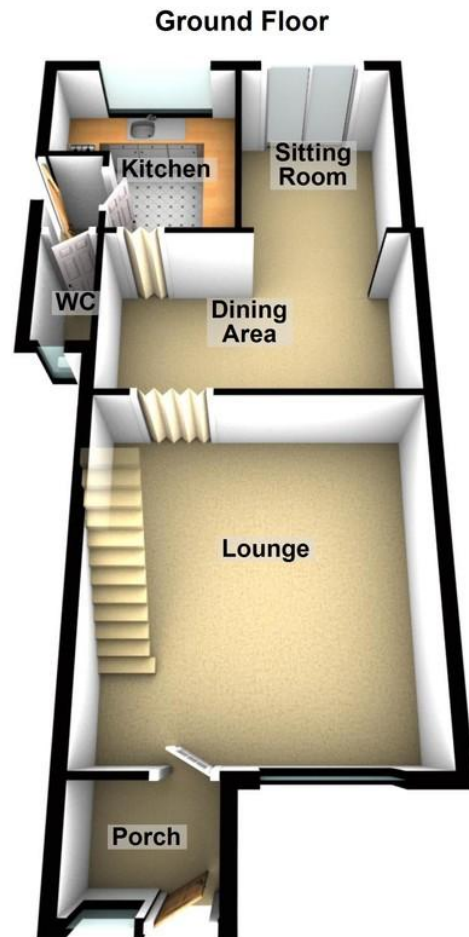
14' 6" x 14' 5 (max)" (4.42m x 4.39m) With uPVC double glazed window with blinds, fitted carpeting, radiator.

BEDROOM TWO

10' 1" x 8' 2" (3.07m x 2.49m) With uPVC double glazed window with blinds, fitted carpeting, radiator.

BEDROOM THREE

9' 0" x 8' 5" (2.74m x 2.57m) With uPVC double glazed window, fitted carpeting, radiator.



BATHROOM

6' 10" x 6' 2" (2.08m x 1.88m) Fitted with a three piece suite comprising panelled bath with electric shower over, vanity sink unit, low level w.c., fully tiled walls, obscure uPVC double glazed window.

GARAGE

15' 10" x 6' 9" (4.83m x 2.06m)

EXTERNALLY

To the front of the property there is a blocked paved driveway providing off road parking with a garage to the side. The rear garden has a block paved patio area with blue slate, well stocked borders and a metal storage shed.

ADDITIONAL INFORMATION

TENURE: Freehold - 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. Fixtures and Fittings stated as included in the property are based on achieving the asking price.