



Derker Street

Oldham

Offers Over £155,000

- Three Storey Semi Detached House
- Three Bedrooms, Master En-Suite
- Modern Fitted kitchen/Diner
- Immaculate Condition
- Enclosed Rear Garden
- Driveway Parking
- Close To Public Transport Links
- EPC Rating - B



Offered for sale in immaculate condition is this deceptively spacious three bedroom three storey semi detached family home. Accommodation comprising: entrance hallway, cloakroom/w.c., kitchen/dining room, lounge, three bedrooms (master en-suite), study area and a bathroom. Externally a lovely rear garden with decking and Astro turf lawn area and driveway parking to the front for up to two cars. The property benefits from uPVC fascia's and soffits, uPVC double glazing and gas central heating. Local schools, shops, amenities and public transport links including the Metrolink are close by.

With front entrance door, fitted carpeting, radiator.

CLOAKROOM/WC

Fitted with a two piece suite in white comprising: low level w.c., wash hand basin, extractor fan, vinyl floor covering, radiator.

KITCHEN/DINER

10' 2" x 11' 1" (3.12m x 3.40m) With fitted wall and base units in high gloss, worktops, stainless steel sink unit with mixer tap, stainless steel splash backs, integrated dishwasher, fridge, freezer, washing machine and tumble dryer, gas hob, electric oven, extractor fan, vinyl floor covering, radiator, uPVC double glazed window with fitted blind.

LOUNGE

11' 5" x 15' 10" (3.49m x 4.85m) With rear aspect uPVC double glazed French doors, bespoke wall cabinet, inset electric fireplace with remote control, fitted carpeting, under stairs storage cupboard.

LANDING

Galleried landing with radiator with cover.

BEDROOM TWO

9' 11" x 15' 9" (3.03m x 4.82m) With front aspect uPVC double glazed window, fitted carpeting, radiator, fitted wardrobes, loft access.

BEDROOM THREE

9' 5" x 7' 11" (2.88m x 2.43m) With rear aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

STUDY

7' 5" x 5' 11" (2.28m x 1.82m) With fitted carpeting, uPVC double glazed window.

BATHROOM

Fitted with a three piece suite in white comprising: panelled bath, low level w.c., wash hand basin, extractor fan, radiator, vinyl floor covering, obscure uPVC double glazed window.

LANDING

BEDROOM ONE

18' 9" x 15' 9" (5.74m x 4.82m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator with cover.

ENSUITE

Fitted with a three piece suite comprising: shower cubicle, low level w.c., wash hand basin, large storage cupboard, radiator, Velux roof window.

EXTERNALLY

To the front of the property there is a driveway providing off road parking for up to two cars, brick retaining walls and water supply. The rear garden has a patio area, Astro turf area, decking, outside lighting, boundary fencing and gate leading to front.

ADDITIONAL INFORMATION

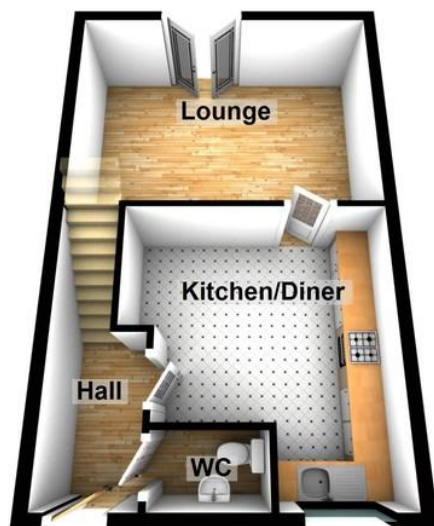
TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: TBC

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



Second Floor



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Saturday. 10am – 3 pm

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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 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.