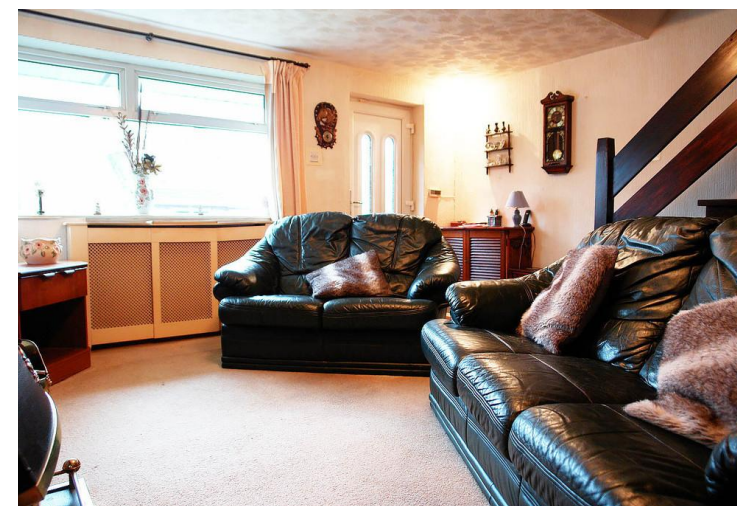




9 Rydal Avenue
Chadderton, Oldham

£129,950

- Vacant Possession/No Chain
- Three Bedrooms
- Semi Detached Property
- Garage and Drive
- Gardens Front and Rear
- Freehold
- Sought After Location
- EPC Rating-D



Situated in a sought after location close to Chadderton Park, Mills Hill railway station and local schools is this three bedroom semi detached property which is offered for sale with vacant possession/no chain. Off road parking is by means of a driveway and a detached garage. Internally comprising: entrance hall, lounge and kitchen diner to the ground floor with three bedrooms and shower room to the first floor. Externally there is a garden forecourt and an enclosed rear garden.

ENTRANCE HALL

With uPVC double glazed entrance door, meters cupboard, open plan staircase leading to the first floor.

LOUNGE

15' 11" x 14' 6" (4.85m x 4.42m) With gas flame fire, radiator fitted carpeting, uPVC double glazed window.

KITCHEN DINER

8' 1" x 14' 6" (2.46m x 4.42m) With fitted wall and base units, work tops, Asterite sink unit, plumbed for washing machine, oven, hob, extractor, tiled walls, half fitted carpeting, half tiled floor, uPVC double glazed window, uPVC double glazed door.

FIRST FLOOR LANDING

With fitted carpeting, access to the loft, uPVC double glazed window.

SHOWER ROOM

With two piece suite in white comprising vanity unit with wash hand basin, low level w.c., radiator, corner shower cubicle, shower, half tiled walls, radiator, uPVC double glazed obscure window.

BEDROOM ONE

14' 2" x 8' 1" (4.32m x 2.46m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM TWO

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

BEDROOM THREE

9' 7" x 6' 0" (2.92m x 1.83m) With built in storage cupboards, airing cupboard, radiator, uPVC double glazed window.

EXTERNALLY

Off road parking is by means of a driveway to the side of the property and a detached concrete section garage to the rear of the property. There is a garden forecourt and an enclosed rear garden with lawn.

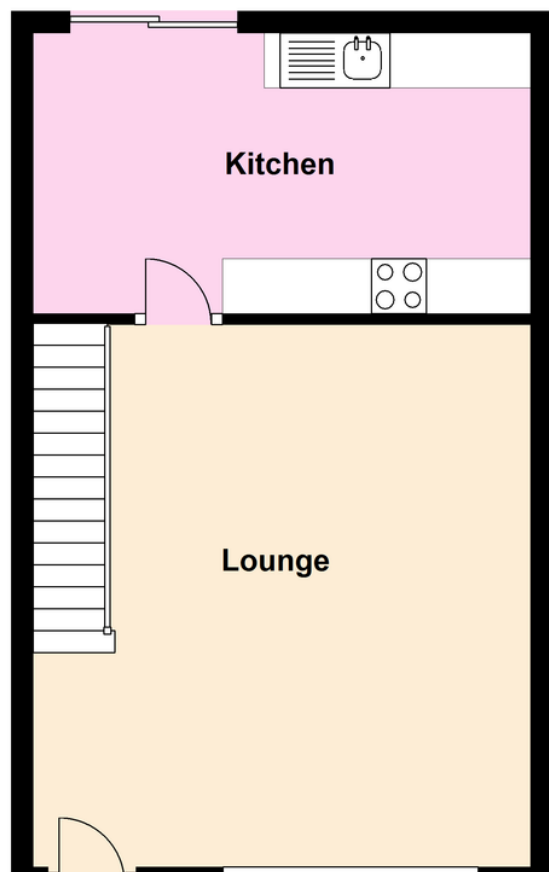
ADDITIONAL INFORMATION

TENURE: Freehold, Solicitor to confirm details.

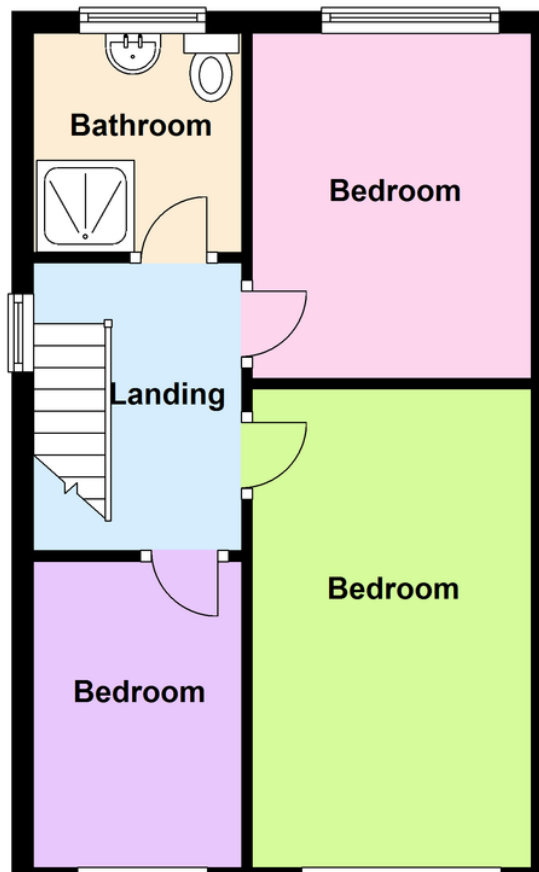
COUNCIL BAND: B

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 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