



9 Clovelly Avenue

Oldham

£79,995

- Three Bedrooms
- Mid Terrace
- Gardens to Front & Rear
- No Chain
- Gas Central Heating
- uPVC Double Glazing
- Viewing Recommended
- EPC: D



Ideally suited for a first time buyer is this garden fronted, three bedroom mid terrace property on Clovelly Avenue, just off Hollins Road and thus being close to local schools, amenities and transport links. The accommodation comprises: entrance hallway, lounge and kitchen diner at ground level with three bedrooms and bathroom with shower at first floor level. The property has gas central heating, uPVC double glazing and externally there is a small garden forecourt with boundary wall whilst to the rear there is a lawn and a flagged patio area. The property is offered with vacant possession and no chain and viewing is recommended.

ENTRANCE HALLWAY

With door with glazed units, fitted carpeting, radiator.

LOUNGE

15' 7" x 13' 7" (4.75m x 4.14m) With gas living flame fire in surround with tiled hearth, fitted carpeting, radiator, uPVC double glazed window.

KITCHEN/DINER

15' 3" x 9' 1" (4.65m x 2.77m) Fitted kitchen with electric oven and gas hob with extractor, one and a half porcelain sink unit, splash back tiling, plumbing for a washer, pantry area, radiator, uPVC double glazed window, large wooden stable door.

FIRST FLOOR

BEDROOM ONE

12' 7" x 11' 6" (3.84m x 3.51m) With fitted carpeting, radiator, uPVC double glazed window with blinds.

BEDROOM TWO

11' 6" x 9' 10" (3.51m x 3m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM THREE

9' 10" x 7' 6" (3m x 2.29m) With fitted carpeting, radiator, uPVC double glazed window with blinds.

BATHROOM

7' 3" x 6' 10" (2.21m x 2.08m) With three piece white suite including electric shower over the bath, radiator, laminate flooring, uPVC double glazed window.

EXTERNALLY

There is a small garden forecourt with boundary wall whilst to the rear there is a lawn and a flagged patio area.

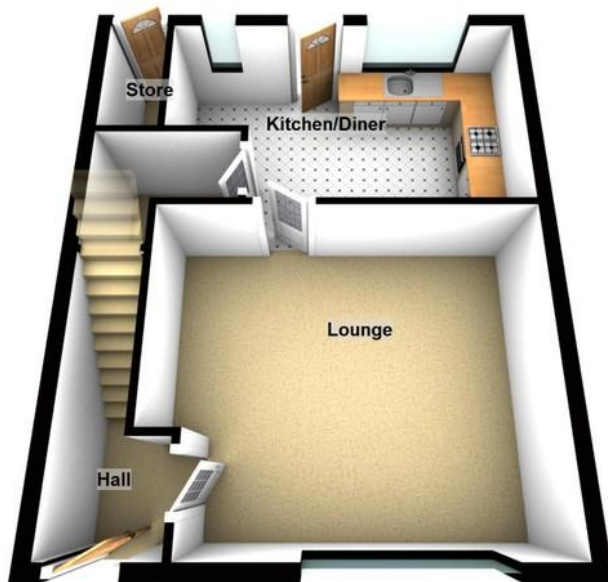
ADDITIONAL INFORMATION

TENURE: Leasehold, solicitor to confirm details.

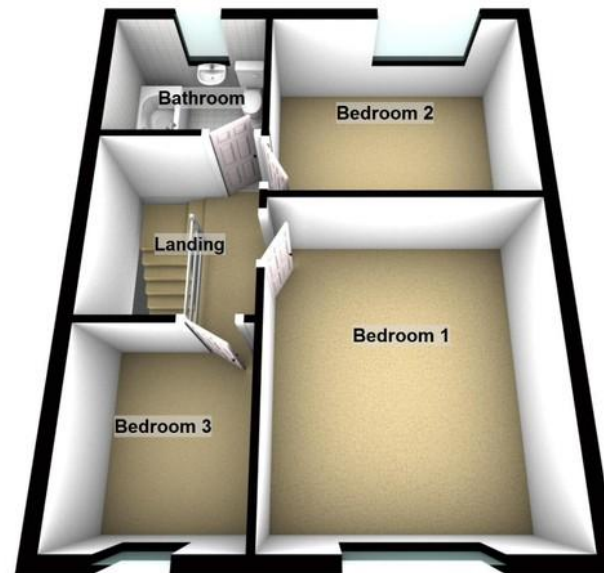
COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



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Saturday. 10am – 3 pm

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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