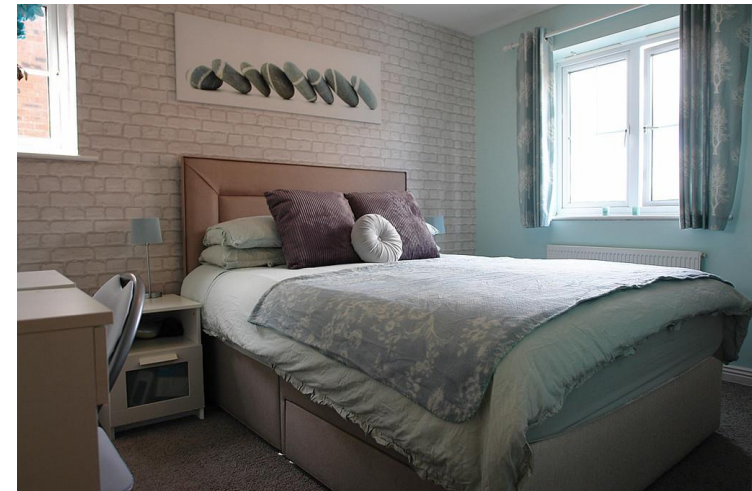




Goldsworth Road
Oldham

£174,950

- Semi Detached Home
- Three Bedrooms, Two Fitted
- Master Bedroom En-suite
- Lounge & Dining Room
- Modern Fitted Kitchen
- Garage & South Facing Rear Garden
- Well Presented
- EPC Rating - C



A superbly presented three bedroom semi detached house located in the popular Goldsworth Road. Accommodation comprising: entrance hallway, cloakroom, lounge, dining room and kitchen to the ground floor and three bedrooms, master with en-suite and a family bathroom to the first floor. The property benefits from uPVC double glazing and gas central heating via a combi boiler and HIVE heating system. Externally there is a private rear garden and a garage with driveway providing off road parking. Call us today to arrange a viewing.

ENTRANCE HALLWAY

With metal door, tiled floor covering, radiator, under stairs storage cupboard, BT point.

CLOAKROOM

Fitted with a two piece suite comprising wash hand basin with mixer tap, low level w.c, tiled floor covering, part tiled walls, wall hung chrome towel radiator.

LOUNGE

12' 3" x 10' 9" (3.73m x 3.28m) With front aspect uPVC double glazed window with blinds, fitted carpeting, radiator, TV point, wall light sockets, coving.

DINING ROOM

8' 7" x 8' 3" (2.62m x 2.51m) With rear aspect uPVC double glazed French doors, fitted carpeting, coving, radiator.

KITCHEN

11' 2" x 8' 2" (3.4m x 2.49m) Fitted with wall and base units in white, worktops, gas hob, electric oven, chimney hood extractor fan, plumbed for a washing machine and dishwasher, integrated fridge/freezer, stainless steel sink unit with spray mixer tap, wine rack, vinyl floor covering, floor heater, combi boiler, rear aspect uPVC double glazed window.

LANDING

Galleried landing with access for a ladder to a part boarded loft, radiator.

BEDROOM ONE

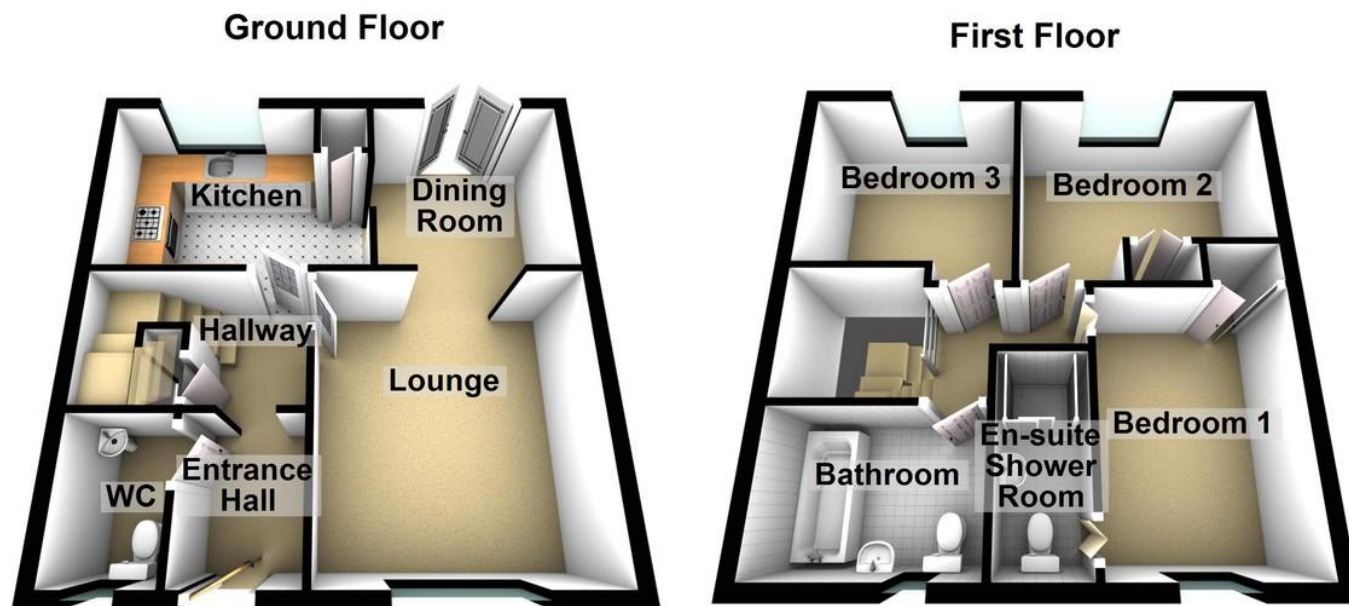
11' 4" x 8' 6" (3.45m x 2.59m) With dual aspect uPVC double glazed windows, fitted double wardrobes, radiator.

ENSUITE

Fitted with a three piece suite in white comprising shower cubicle, wash hand basin with mixer tap, low level w.c, vinyl floor covering, extractor fan.

BEDROOM TWO

11' 8" x 7' 4" (3.56m x 2.24m) With rear aspect uPVC double glazed window with blinds, fitted double wardrobe, radiator.



BEDROOM THREE

8' 6" x 8' 4" (2.59m x 2.54m) With rear aspect uPVC double glazed window, radiator.

BATHROOM

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

GARAGE

Located at the rear of the property with a pitched roof, up and over door, light and power.

EXTERNALLY

To the rear of the property there is a private rear garden with water supply, boundary fencing and gates to the front and rear.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Shaw Office

33a Market Street
Shaw
Oldham
OL2 8NR

Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
shaw@kirkham-property.co.uk
01706 291383

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 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.