



Ribble Avenue
Chadderton, Oldham

£169,950

- Semi Detached True Bungalow
- Two Bedrooms & Loftroom
- Fitted Kitchen
- Conservatory
- NO CHAIN
- 4 Car Driveway
- CCTV
- EPC Rating - D



This is a pleasing and well presented semi - detached true bungalow in a larger than average triangular plot with good sized gardens to front and rear, with all day sunshine and a 4 car driveway with CCTV to side. Conveniently located just off Chadderton Hall Road within easy reach of all amenities. Comprising hallway, lounge, kitchen, conservatory, 2 bedrooms and bathroom with a useful loft conversion with eaves storage and velux window. Gas central heating via a combi boiler and uPVC double glazing. No Chain.

ENTRANCE HALLWAY

With uPVC double glazed entrance door, laminate floor covering, radiator, access via pull down ladders to a fully boarded loft with Velux roof window.

BEDROOM TWO

9' 9" x 8' 8" (2.97m x 2.64m) With uPVC double glazed window, laminate floor covering, radiator.

BATHROOM

5' 10" x 5' 10" (1.78m x 1.78m) Fitted with a three piece suite in white comprising panelled bath with electric shower over, low level w.c, wash hand basin, fully tiled walls and floor, radiator, obscure uPVC double glazed window.

BEDROOM ONE

11' 8" x 10' 6" (3.56m x 3.2m) With uPVC double glazed window, fitted carpeting, radiator.

LOUNGE

13' 4" x 11' 8" (4.06m x 3.56m) With uPVC double glazed window, feature fireplace with marble back, hearth and living flame gas fire, laminate floor covering, radiator.

KITCHEN

11' 8" x 10' 7" (3.56m x 3.23m) With fitted wall and base units, electric oven, gas hob, extractor fan, one and a half bowl stainless steel sink unit, splash back tiling, plumbed for a washing machine, vinyl floor covering, radiator, uPVC double glazed window and door.

CONSERVATORY

11' 4" x 10' 10" (3.45m x 3.3m) uPVC constructed conservatory with French doors, laminate floor covering.

LOFT ROOM

Velux window, eaves storage & fitted carpets.

EXTERNALLY

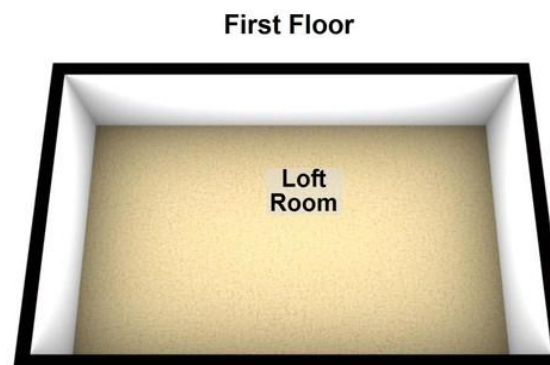
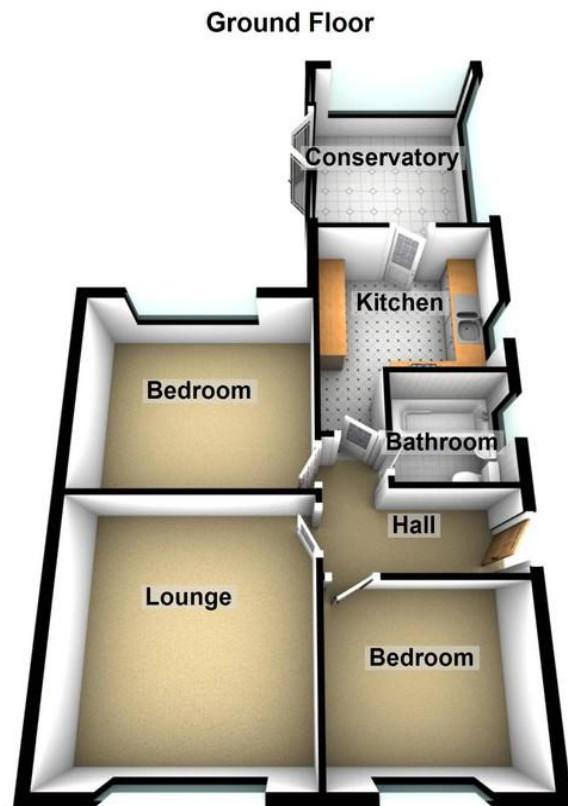
To the front of the property there is a driveway providing off road parking for 4 cars. The rear garden has flagged patio area, gravelled area, lawn with borders and wooden storage shed.

ADDITIONAL INFORMATION

TENURE: Long Leasehold, small Ground Rent - Solicitor to confirm details. Small ground rent.

COUNCIL BAND: B

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.