



6 Clovelly Avenue

Oldham

£94,950

- Garden Fronted Mid Terraced
- Lounge
- Modern Fitted Kitchen/Diner
- Two Bedrooms
- Well Presented
- Rear Enclosed Courtyard
- Close To Local Amenities
- EPC Rating - D



A garden fronted mid terraced house that is well presented and has been tastefully decorated throughout. Briefly comprising entrance hallway, lounge, dining kitchen, utility room, two bedrooms and a bathroom. Externally there is a rear courtyard with brick built shed. Ideally located close to public transport links, local shops and amenities.

ENTRANCE HALLWAY

With Rock entrance door, laminate floor covering, radiator.

LOUNGE

14' 9" x 10' 10" (4.5m x 3.3m) With uPVC double glazed bay window with blinds, laminate floor covering, radiator.

KITCHEN/DINER

15' 4" x 11' 7" (4.67m x 3.53m) A modern fitted kitchen with wall and base units, worktops, double gas oven, gas hob, stainless steel extractor fan, stainless steel one and a half bowl sink unit, plumbing for a dishwasher, island

breakfast bar, splash back tiling, tiled floor covering, radiator, under stairs storage cupboard, uPVC double glazed window with blinds.

UTILITY ROOM

8' 4" x 7' 2" (2.54m x 2.18m) With fitted base units, plumbing for a washing machine, combi boiler, wooden door, storm door.

LANDING

With fitted carpeting, fitted storage cupboards, loft access.

BEDROOM ONE

14' 9" x 11' 11" (4.5m x 3.63m) With uPVC double glazed window with blinds, fitted carpeting, radiator.

BEDROOM TWO

15' 4" x 9' 6 (max)" (4.67m x 2.9m) With uPVC double glazed window with blinds, fitted carpeting, radiator.

BATHROOM

8' 8" x 7' 0" (2.64m x 2.13m) Fitted with a three piece suite comprising corner shower, wash hand basin, low level w.c, fully tiled walls and floor, radiator, spotlights, obscure uPVC double glazed window.

EXTERNALLY

Rear enclosed courtyard with brick built shed.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: A

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