



23 Avon Road
Chadderton, Oldham

£179,950

- Semi Detached True Bungalow
- Two Bedrooms
- Modern Kitchen Diner
- Shower Room
- Garage and Drive
- Gardens
- Well Presented/Tastefully Decorated
- EPC Rating-D



No chain: This two bedroom, extended, semi detached, true bungalow is well presented and benefits from off road parking by means of a drive and detached brick built garage with electrics. The living accommodation comprises: entrance hallway, two bedrooms, one fitted, shower room, lounge with bay window, modern kitchen diner and conservatory. Externally there are well maintained gardens to both front and rear. Tastefully decorated. Situated in a popular and convenient location.

ENTRANCE HALLWAY

With uPVC double glazed entrance door, fitted carpeting, radiator, access to the fully boarded loft via retractable ladders.

BEDROOM ONE

11' 6" x 10' 6" (3.51m x 3.2m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed window.

BEDROOM TWO

9' 9" x 8' 9" (2.97m x 2.67m) With fitted carpeting, radiator, uPVC double glazed window with blinds.

SHOWER ROOM

6' 1" x 5' 10" (1.85m x 1.78m) With two piece suite comprising low level w.c., vanity unit with wash hand basin, walk in shower, chrome towel radiator, tiled walls, tiled floor, spotlights, uPVC double glazed obscure window.

LOUNGE

15' 8" x 11' 8" (4.78m x 3.56m) With Limestone fireplace, electric coal effect fire, fitted carpeting, radiator, uPVC double glazed bay window with blinds.

KITCHEN DINER

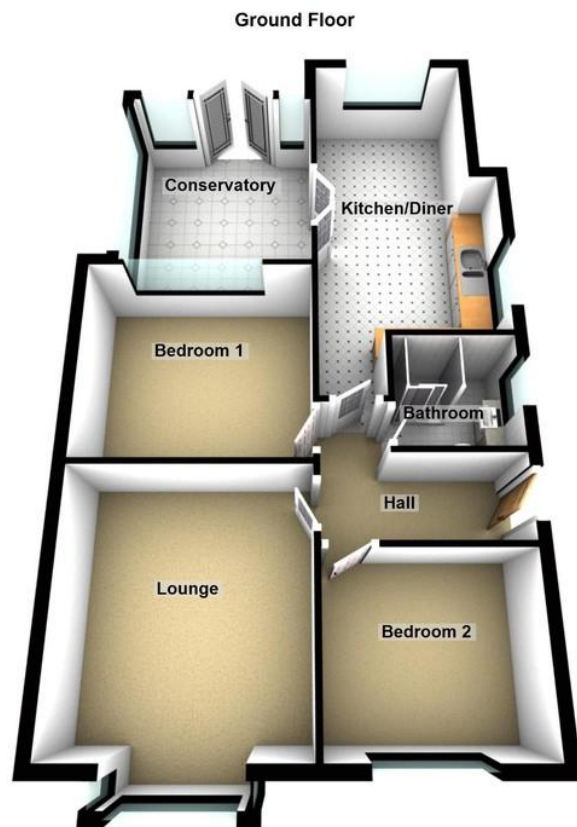
21' 4" x 10' 6" (6.5m x 3.2m) With modern fitted wall and base units in cream, work tops, electric oven, halogen hob, extractor, integral microwave, fridge freezer, one and a half bowl sink unit with drainer, plumbed for washing machine, splash back tiling, Karndean floor, uPVC double glazed French doors leading tot he conservatory.

CONSERVATORY

10' 8" x 10' 6" (3.25m x 3.2m) With Karndean floor, radiator, uPVC double glazed French doors leading to the garden.

EXTERNALLY

Off road parking is by means of a drive and a detached brick built garage with light and power. There is a garden forecourt with lawn and an enclosed rear garden with lawn, flagged patio area and well stocked borders.



ADDITIONAL INFORMATION

TENURE: Freehold, Solicitor to confirm details.

Alarmed and Water Meter

COUNCIL BAND: C

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.