



Rydal Avenue

Chadderton, Oldham

£169,000

- Semi Detached Family Home
- Three Bedrooms, One Fitted
- Two Reception Rooms
- Modern Fitted Kitchen
- Garage & Driveway
- Gardens To Front & Rear
- Popular Location
- EPC Rating - D



This very well presented semi detached family home internally comprises: entrance hallway, lounge, dining room and kitchen to the ground floor and three bedrooms and a bathroom to the first floor. Externally off road parking is provided for by means of a garage and driveway and there are gardens to both the front and rear. The property is ideally situated close to well regarded local schools, Chadderton Park, shops, amenities and public transport links.

ENTRANCE HALLWAY

With uPVC double glazed entrance door, under stairs storage, laminate floor covering, radiator.

LOUNGE

13' 7" x 9' 6" (4.14m x 2.9m) With uPVC double glazed window, fitted carpeting, pebble effect electric fire with surround, radiator, archway to dining room.

DINING ROOM

11' 7" x 8' 3" (3.53m x 2.51m) With uPVC double glazed French doors, fitted carpeting, radiator.

KITCHEN

11' 4" x 7' 9" (3.45m x 2.36m) Modern fitted kitchen with wall and base units, worktops, electric oven, halogen hob, extractor fan, plumbed for a washing machine, one and a half bowl stainless steel sink unit with mixer tap, splash back tiling, laminate floor covering, radiator, uPVC double glazed window.

LANDING

With fitted carpeting, loft access.

BEDROOM ONE

13' 2" x 9' 6" (4.01m x 2.9m) With uPVC double glazed window, fitted carpeting, radiator.

BEDROOM TWO

10' 7" x 9' 7" (3.23m x 2.92m) With uPVC double glazed window, fitted carpeting, radiator.

BEDROOM THREE

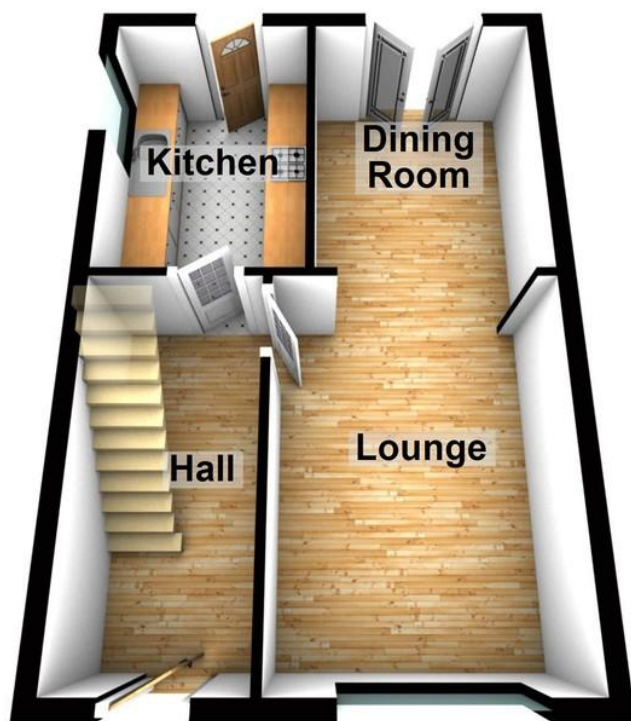
8' 8" x 6' 8" (2.64m x 2.03m) With uPVC double glazed window, a range of fitted wardrobes, laminate floor covering, radiator.

BATHROOM

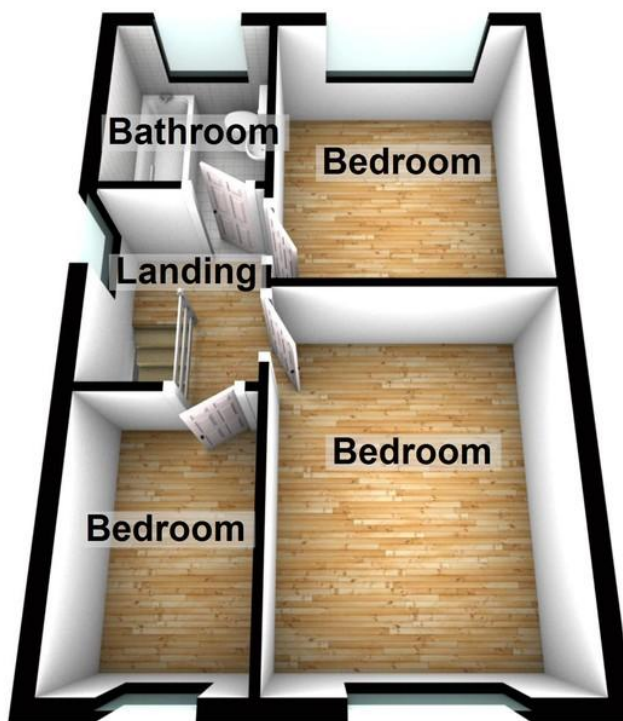
6' 6" x 6' 3" (1.98m x 1.91m) Fitted with a three piece suite in white comprising electric shower, low level w.c., wash hand basin, fully tiled walls and floor, radiator, obscure uPVC double glazed window.

GARAGE

Ground Floor



First Floor



EXTERNALLY

Off road parking is provided for by means of a garage and driveway to the side. There are gardens to both the front and rear of the property.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Chadderton Office

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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. . Fixtures and Fittings stated as included in the property are based on achieving the asking price.