



Sefton Close

Moorside, Oldham

£120,000

- Town House
- Well Presented Throughout
- Two Bedrooms
- Modern Fitted Kitchen
- Driveway To Front
- Enclosed Rear Garden
- Close To Local Amenities
- EPC Rating - C



Offered for sale in excellent condition is this lovely two bedroom town house located in Moorside. Accommodation comprising: entrance hallway, lounge, kitchen, two bedrooms and a bathroom. Externally a rear garden and driveway parking for two cars. Ideally situated close to local schools, shops, amenities and public transport links. The property benefits from gas central heating, uPVC double glazing and an intruder alarm system.

ENTRANCE HALLWAY

With front entrance door, fitted carpeting.

LOUNGE

12' 4" x 13' 0" (3.76m x 3.98m) With front aspect uPVC double glazed window, fitted carpeting, coving, TV point, radiator.

DINING ROOM

9' 6" x 6' 2" (2.92m x 1.90m) With rear aspect uPVC double glazed French doors, laminate floor covering, under stairs storage cupboard, radiator.

KITCHEN

9' 6" x 6' 5" (2.92m x 1.98m) With fitted wall and base units, worktops, gas hob, Neff oven, chimney hood extractor fan, plumbed for a washing machine, sink unit with mixer tap, space for a fridge/freezer, tiled splash backs, Potterton boiler, tiled floor covering, UPVC double glazed window with blind.

LANDING

Galleried landing with access via a ladder to a part boarded loft with light and power.

BEDROOM ONE

7' 11" x 13' 0" (2.42m x 3.98m) With rear aspect uPVC double glazed window with far reaching views towards Oldham and Manchester, laminate floor covering, radiator.

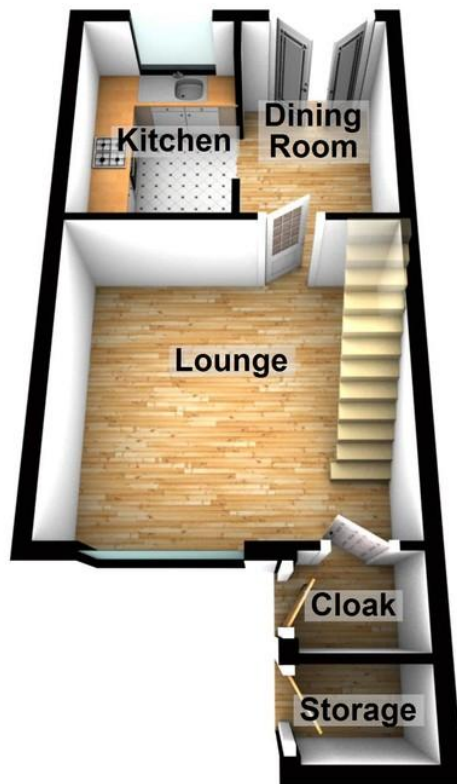
BEDROOM TWO

7' 4" x 10' 3" (2.24m x 3.14m) With front aspect uPVC double glazed window, fitted carpeting, radiator, airing storage cupboard.

BATHROOM

Fitted with a three piece suite in white comprising: panelled bath with shower over, low level w.c., wash hand basin with storage cupboard below, extractor fan, fitted carpeting, radiator.

Ground Floor



First Floor



EXTERNALLY

To the front of the property there is a driveway providing off road parking for two cars. The rear garden has a raised patio area, lawn, storage shed and boundary fencing.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Royton Office
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Monday – Friday. 9am – 5pm
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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.