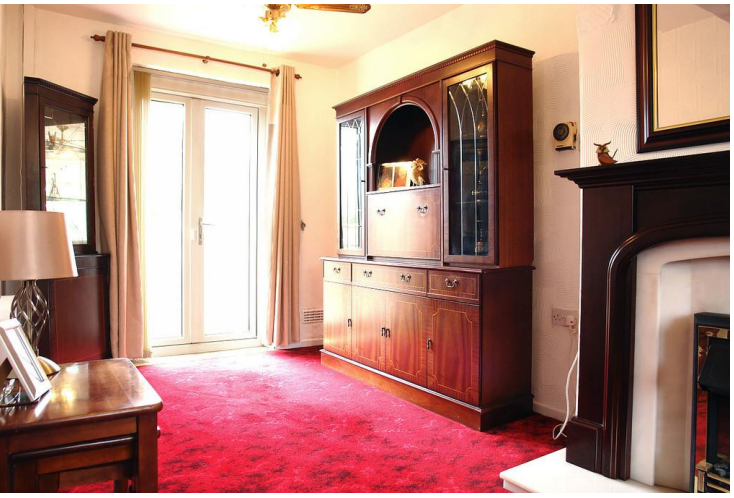
KIRKHAM
PROPERTY | LEGAL | FINANCIAL

Laburnum Avenue

Chadderton, Oldham

£119,950

- Semi Detached House
- No Chain
- Two Bedrooms
- Modern Fitted Kitchen
- Off Road Parking To Front
- Large Rear Garden
- Popular Location
- EPC Rating - D



This is an attractive and well appointed semi detached house in a popular and convenient location. Currently offering two bedroom accommodation but could easily be converted to provide three and with scope to extend to the rear. Accommodation comprises: entrance hallway, lounge, dining area and kitchen at ground level with two bedrooms, the front bedroom could be converted to make it three and a bathroom to the first floor all with the benefit of gas central heating, an intruder alarm system and uPVC double glazing. The property is decorated throughout to a pleasing standard. Externally there is a block paved garden to front providing off road parking and a large rear garden with patio. Most furniture items are included at the asking price.

ENTRANCE HALLWAY

With uPVC double glazed entrance door.

LOUNGE

11' 1" x 14' 9" (3.38m x 4.52m (max)) With uPVC double glazed Bay window, radiator, fitted carpeting.

DINING AREA

8' 5" x 8' 2" (2.57m x 2.51m) With uPVC double glazed French doors, radiator, fitted carpeting.

KITCHEN

8' 5" x 9' 0" (2.57m x 2.75m) With fitted wall and base units, worktops, stainless steel sink unit, built in oven and gas hob, fridge, freezer and washing machine, Baxi wall mounted central healing boiler installed approximately two years ago, uPVC double glazed window.

LANDING

BEDROOM ONE

9' 4" x 17' 7" (2.85m x 5.36m) With two uPVC double glazed windows, built in alcove wardrobe, radiator, fitted carpeting, centre fan light.

BEDROOM TWO

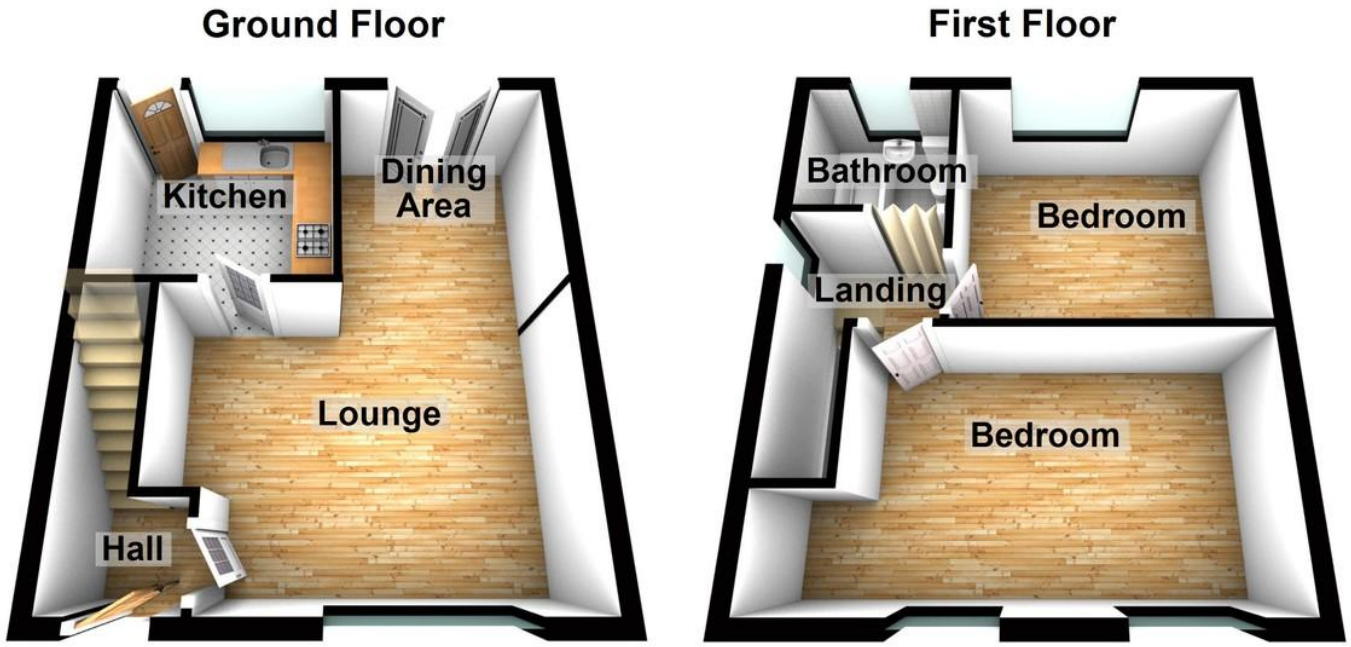
10' 2" x 11' 5" (3.10m x 3.50m) With uPVC double glazed window, fitted wardrobe, radiator, fitted carpeting.

BATHROOM

Fitted with a three piece suite comprising: panelled bath with shower over and shower scree, low level w.c., wash hand basin, fully tiled walls and floor, radiator, obscure uPVC double glazed window.

EXTERNALLY

The front of the property is bloc paved and provides off road parking. There is a large garden to the rear with patio area.



ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Chadderton Office
509 Middleton Road
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OL9 9SH

Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
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0161 626 5688

Out of hours telephone service
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.