

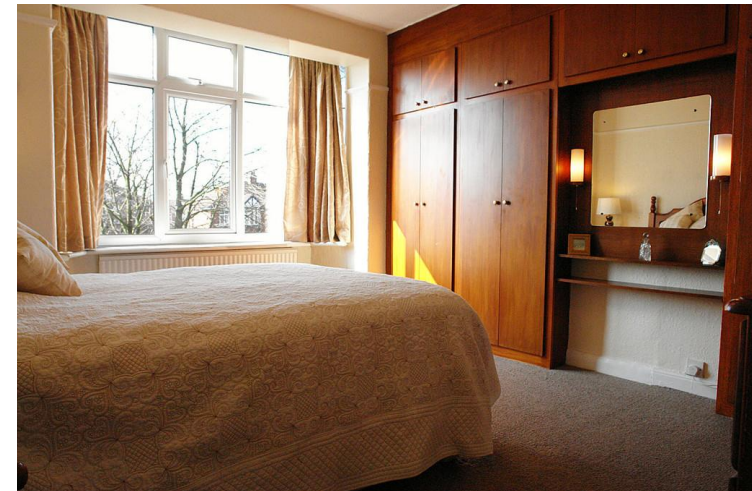


450 Burnley Lane

Chadderton, Oldham

£199,950

- Semi-Detached House
- Three Bedrooms, Two Fitted
- Lounge and Dining Room
- Breakfast Kitchen
- Gardens Front and Rear
- Garage & Drive
- No Chain
- EPC Rating - D



Offered with no chain and with off road parking by means of a drive and detached garage is this well presented, three bedroom, semi-detached property. Tastefully decorated throughout and comprising: entrance porch, hall, lounge with bay window, dining room with patio doors leading to the garden and breakfast kitchen to the ground floor. There are two fitted bedrooms, third bedroom and bathroom with separate shower to the first floor. Externally there are garden areas to both front and rear. The property benefits from gas central heating, double glazing and an alarm. Ideally situated for access to local schools, motorway network, public transport links and retail park. Popular location.

ENTRANCE PORCH

With uPVC double glazed French doors, tiled floor, original 1930s front door with stained glass leading to the hall.

HALL

With laminate floor covering, radiator, under stairs storage.

DINING ROOM

15' 0" x 13' 0" (4.57m x 3.96m) With fireplace with brick surround, electric log effect fire, fitted carpeting, radiator, bay window.

LOUNGE

13' 3" x 13' 0" (4.04m x 3.96m) With fitted carpeting, radiator, fitted storage cupboard, patio doors leading to the garden.

BREAKFAST KITCHEN

16' 1" x 7' 1" (4.9m x 2.16m) With fitted wall and base units, work tops, sink unit, plumbed for a washing machine and dishwasher, free standing cooker, breakfast bar, part tiled walls, tiled floor, radiator, uPVC double glazed window, uPVC double glazed door.

FIRST FLOOR LANDING

With fitted carpeting, access to the loft.

BEDROOM ONE

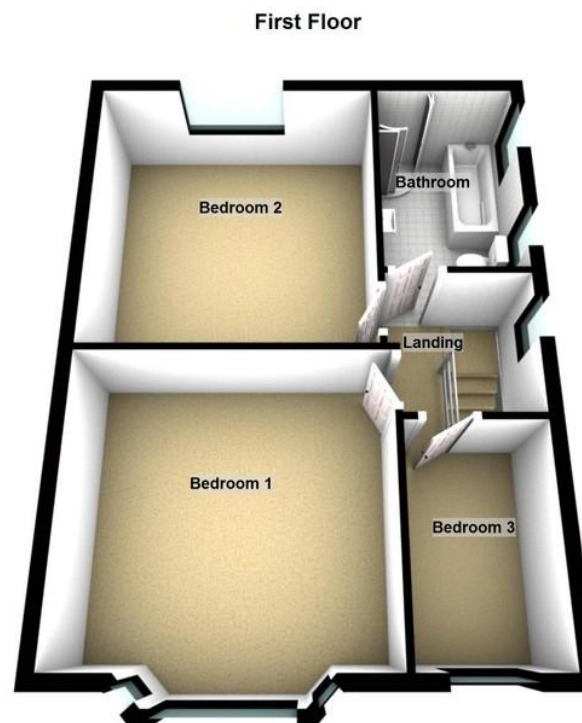
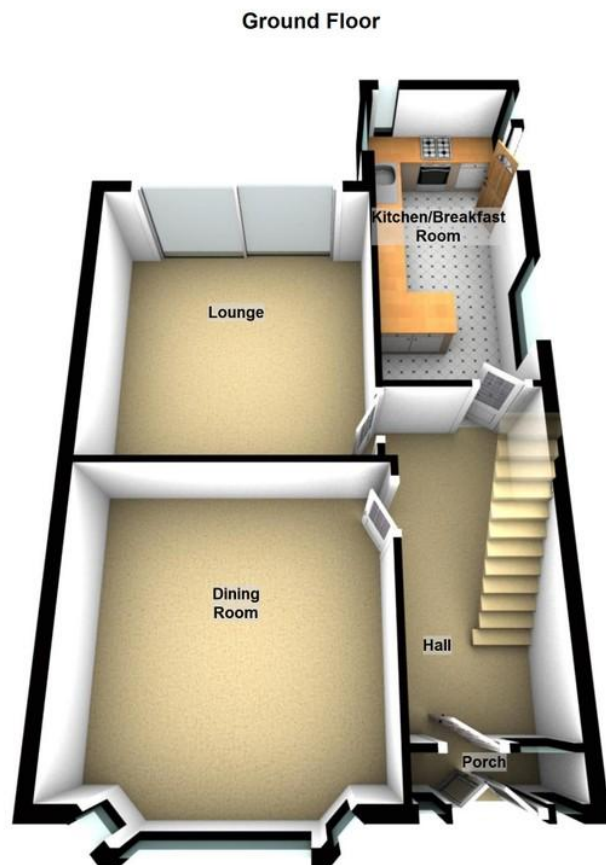
14' 0" x 11' 0" into bay (4.27m x 3.35m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed bay window.

BEDROOM TWO

14' 0" x 12' 0" (4.27m x 3.66m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed window.

BEDROOM THREE

9' 0" x 6' 0" (2.74m x 1.83m) With fitted storage cupboard, fitted carpeting, radiator, uPVC double glazed window.



BATHROOM

9' 1" x 6' 1" (2.77m x 1.85m) With three piece suite in white comprising panelled bath, wash hand basin, low level WC, separate shower cubicle, chrome towel radiator, fitted storage cupboard, tiled walls, tiled floor, spotlights, uPVC double glazed obscure window with blinds.

GARAGE AND DRIVE

Off road parking is by means of a drive to the side of the property and a detached garage with light and power.

EXTERNALLY

There is a garden forecourt which is part flagged and an enclosed rear garden with lawn, flagged patio area and well stocked borders.

ADDITIONAL INFORMATION

TENURE: Leasehold, ground rent £5.00 p.a. Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Chadderton Office

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Monday – Friday. 9am – 5pm

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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 and 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