

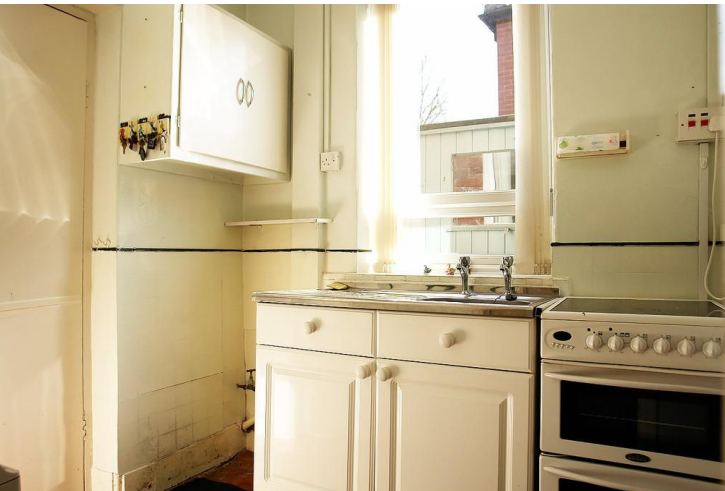


42 Parkfield

Chadderton, Oldham

£100,000

- Semi-Detached Property
- Three Bedrooms
- Through Lounge/Diner
- Large Plot
- Drive and Garage
- Requires Modernisation
- Vacant Possession/No Chain
- EPC Rating - E



Offered for sale with vacant possession/no chain is this three bedroom semi detached property ideally located for access to good local schools and the motorway network. The property does require a degree of modernisation but comprises: entrance porch, hall, through lounge/diner, kitchen, rear porch/outhouse, three bedrooms, one fitted, and shower room. Externally there is a low maintenance garden forecourt and an enclosed good sized rear garden with large lawn. There is a second garden plot with workshop. Off road parking is by means of a block paved drive and detached garage.

ENTRANCE PORCH

uPVC double glazed porch with entrance door, fitted carpeting, inner door.

HALL

With fitted carpeting, staircase leading to the first floor, electric storage heater, cloaks cupboard.

THROUGH LOUNGE

19' 10" x 11' 9" (6.05m x 3.58m) With electric fire, tiled hearth and wooden surround, picture rails, fitted carpeting, electric storage heater, uPVC double glazed bay window.

DINING AREA

With electric storage heater, fitted carpeting, hardwood door.

REAR OUTHOUSE/PORCH

With vinyl floor covering, uPVC double glazed window, uPVC double glazed door.

KITCHEN

10' 9" x 5' 10" (+ pantry)" (3.3m x 1.78m) With fitted wall and base units, work tops, stainless steel sink unit, electric storage heater, cooker point, breakfast bar, pantry storage cupboard, under stairs storage, uPVC double glazed

window.

FIRST FLOOR LANDING

With uPVC double glazed window, fitted carpeting and loft access.

BEDROOM ONE

12' 2" x 11' 9" (3.71m x 3.58m) With fitted wardrobes, dresser and cabinets, fitted carpeting, uPVC double glazed window.

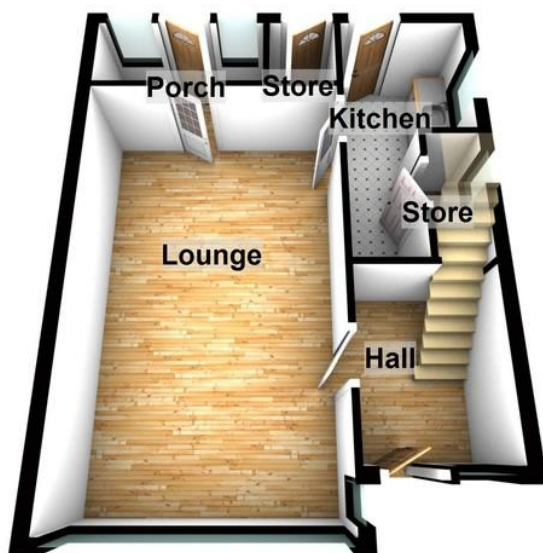
BEDROOM TWO

11' 3" x 10' 1" (3.43m x 3.07m) With fireplace with tiled hearth, electric storage heater, fitted carpeting, uPVC double glazed window.

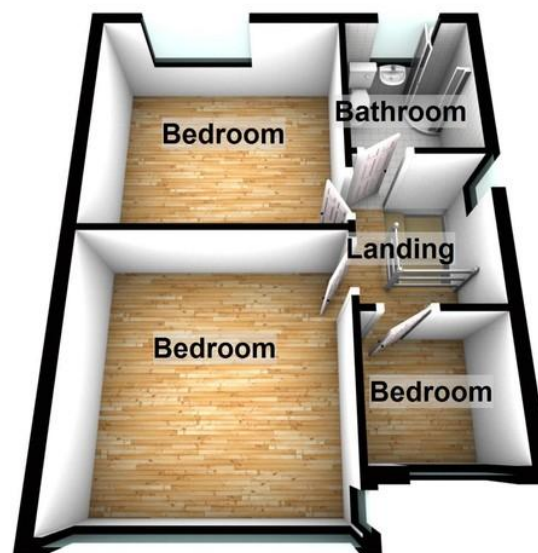
BEDROOM THREE/OFFICE

5' 11" x 5' 6" (1.8m x 1.68m) With aluminium double glazed window.

Ground Floor



First Floor



SHOWER ROOM

With two piece suite in white comprising wash hand basin, low level w.c., corner shower cubicle, mixer shower, airing cupboard, fully tiled walls, uPVC double glazed window.

EXTERNALLY

Off road parking is by means of a block paved driveway leading to a detached concrete section garage with up and over door. There is a low maintenance garden forecourt and an enclosed good sized rear garden with large lawn, beds, borders with a second plot of garden with a large workshop/shed.

ADDITIONAL INFORMATION

TENURE: Freehold/Long leasehold, solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Chadderton Office

509 Middleton Road
Chadderton
Oldham
OL9 9SH

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

chadderton@kirkham-property.co.uk

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