



100 Birch Avenue

Chadderton, Oldham

£179,950

- Three Bedrooms
- Semi-Detached
- Driveway & Garage
- Gardens to Front & Rear
- Separate Shower Room
- Gas Central Heating
- uPVC Double Glazing
- EPC:D



Offered for sale is this spacious, well presented three bedroom semi-detached property situated on Birch Avenue, just off Burnley Lane and is therefore located close to local schools, amenities and transport links. The accommodation comprises: entrance hall, lounge, kitchen and dining/sitting room at ground level with three bedrooms, modern bathroom and separate shower room at first floor level. The property has gas central heating, uPVC double glazed windows, recently installed fascias and externally there are gardens to the front and rear as well as a block paved driveway with a detached garage having light and power. Viewing is highly recommended.

ENTRANCE HALL

Newly tiled entrance hall with uPVC entrance door, radiator and stairs to the first floor.

LOUNGE

18' 1" x 11' 2" (5.51m x 3.4m) With living flame gas fire with

tiled hearth and decorative cast iron surround, newly fitted carpeting, two radiators, serving hatch, uPVC double glazed bay window to the front, uPVC double glazed window to the rear.

KITCHEN

12' 7" x 7' 7" (3.84m x 2.31m) With fitted wall and base units, wood effect work tops, double oven, gas hob with extractor, integral fridge and freezer, integral dishwasher, Asterite sink unit with mixer taps, pantry storage cupboard with condensing boiler, half tiled walls, tiled floor, plumbing for a washer, spotlighting, uPVC double glazed window.

DINING/SITTING ROOM

11' 6" x 9' 9" (3.51m x 2.97m) With newly fitted carpeting, radiator, uPVC double glazed window to the side and rear, uPVC double glazed door.

FIRST FLOOR

LANDING

With uPVC double glazed window, newly fitted carpeting, access to the loft.

BEDROOM ONE

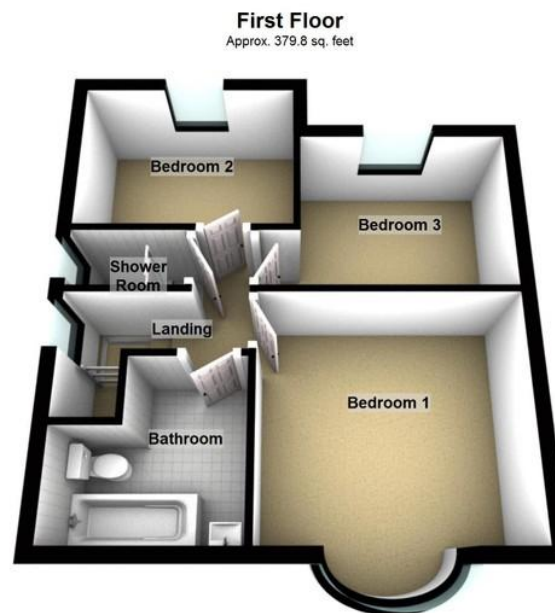
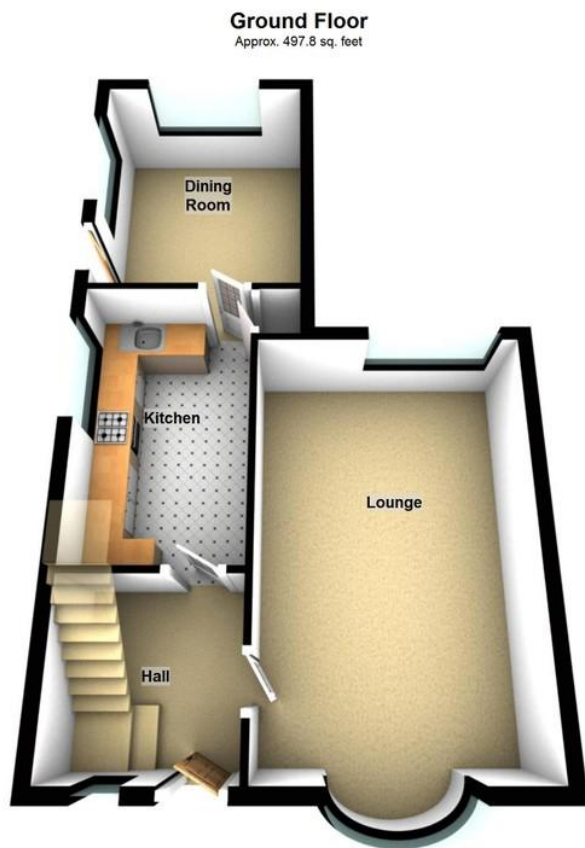
10' 4" +bay" x 8' 11" (3.15m x 2.72m) With newly fitted wardrobes, dressing unit and shelving, newly fitted carpeting, curved radiator, uPVC double glazed bay window.

BEDROOM TWO

10' 4" x 7' 5" (3.15m x 2.26m) With newly fitted wardrobes, newly fitted carpeting, radiator, uPVC double glazed window.

BEDROOM THREE/OFFICE

9' 9" x 7' 0" (2.97m x 2.13m) With newly fitted carpeting, radiator, uPVC double glazed window.



BATHROOM

Modern bathroom with three piece suite in white including bath with shower taps, fully tiled walls, tiled floor, radiator, built in storage, uPVC double glazed window.

SEPARATE SHOWER CUBICLE

With shower cubicle having electric shower, fully tiled walls, tiled floor, uPVC double glazed window.

EXTERNALLY

There are garden areas to the front and side with lawn, flower beds, border shrubs and boundary fencing as well as a block paved driveway with detached garage having light and power. At the rear there is a low maintenance block paved yard.

ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Chadderton Office

509 Middleton Road
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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