



78 Henley Street

Chadderton, Oldham

£104,950

- Three Bedrooms, One Fitted
- End Quasi Semi-Detached
- Off Road Parking
- Lounge and Dining Room
- Modern Kitchen
- Flagged and Decked Patios
- Close to Metrolink Station
- EPC Rating- D



Within walking distance of Coalshaw Green Park and South Chadderton Metrolink station is this well presented, three bed, end quasi semi with off road parking. The property benefits from gas central heating, uPVC double glazing and alarm. Internally comprising: entrance porch, hallway, lounge, dining room and modern kitchen to the ground floor. There are three bedrooms and bathroom to the first floor. Externally there is an enclosed rear garden with flagged and decked patios. Tastefully decorated throughout.

ENTRANCE PORCH

With uPVC double glazed entrance door, laminate floor covering, hardwood door leading to the hallway.

HALLWAY

With laminate floor covering.

LOUNGE

14' 6" x 13' 2" (4.44m x 4.03m) With pebble effect fire, fire surround with marble hearth, laminate floor covering, double doors leading to the dining room, uPVC double glazed bay window with blinds.

DINING ROOM

8' 8" x 7' 1" (2.65m x 2.16m) With laminate floor covering, radiator, French doors leading to the garden.

KITCHEN

8' 8" x 8' 7" (2.65m x 2.62m) With modern fitted wall and base units, work tops, one and a half bowl sink unit, splash back tiling, plumbed for washing machine, electric oven, gas hob, extractor, laminate floor covering, uPVC double glazed window, uPVC double glazed door.

FIRST FLOOR LANDING

With fitted carpeting, radiator, access to the loft.

BEDROOM ONE

13' 6" x 9' 9" max (4.13m x 2.98m) With fitted carpeting, radiator, uPVC double glazed window with blinds.

BEDROOM TWO

9' 8" x 9' 9" (2.96m x 2.98m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed window

BEDROOM THREE

6' 10" x 5' 10" (2.10m x 1.80m) With fitted carpeting, radiator, uPVC double glazed window with blinds.

BATHROOM

With three piece suite comprising panelled bath, wash hand basin, low level w.c., shower mixer taps, part tiled walls, radiator, uPVC double glazed obscure window.

Ground Floor



First Floor



EXTERNALLY

Off road parking by means of a drive to the front of the property. There is an enclosed rear garden with flagged patio area, decked area, lawn, large timber store shed.

ADDITIONAL INFORMATION

TENURE: Leasehold, Solicitor to confirm details.

COUNCIL BAND: A

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 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