



32 Sidlaw Close

Oldham

£134,950

- Semi Detached House
- Modern Fitted Kitchen/Diner
- Lounge
- Three Bedrooms
- Enclosed Rear Garden
- Off Road Parking Space
- Easy Access To Oldham, Ashton Centres
- EPC Rating - D



NO CHAIN - A well presented three bedroom semi-detached property briefly comprising entrance hallway, downstairs w.c, lounge and kitchen/diner to the ground floor and three bedrooms and a bathroom to the first floor. The loft has been boarded providing additional storage space. Externally there are two off road parking spaces to the front of the property and two additional spaces to the rear providing ample off road residential parking. There is an enclosed rear garden with a decked patio area and flagged patio area. Situated on a quiet cul de sac location but within easy access to Oldham, Ashton and Manchester centres and just a short drive from the M60 motorway.

ENTRANCE HALL

With front entrance door, laminate floor covering, radiator.

DOWNSTAIRS WC

Fitted with a two piece suite comprising wash hand basin, w.c.

LOUNGE

14' 2" x 12' 1" (4.32m x 3.68m) With laminate floor covering, radiator, uPVC double glazed window with blinds.

KITCHEN/DINER

15' 3" x 9' 2" (4.65m x 2.79m) Modern fitted kitchen with wall and base units, worktops, electric oven, gas hob, extractor fan, plumbing for a washing machine, stainless steel sink unit, splash back tiling, pantry storage cupboard, vinyl tiled floor covering, uPVC double glazed patio doors with blinds, radiator, recently fitted Vaillant boiler (just over two years old).

FIRST FLOOR LANDING

BEDROOM ONE

11' 8" x 8' 7" (3.56m x 2.62m) With space for a king size bed and wardrobes/bedroom units along with fitted carpeting, radiator, uPVC double glazed window with

blinds.

BEDROOM TWO

11' 4" x 8' 7" (3.45m x 2.62m) With space for king size bed and wardrobes/bedroom units along with fitted carpeting, radiator, uPVC double glazed window with blinds.

BEDROOM THREE

8' 11" x 6' 5" (2.72m x 1.96m) With space for a single bed and a small wardrobe along with fitted carpeting, radiator, uPVC double glazed window with blinds.

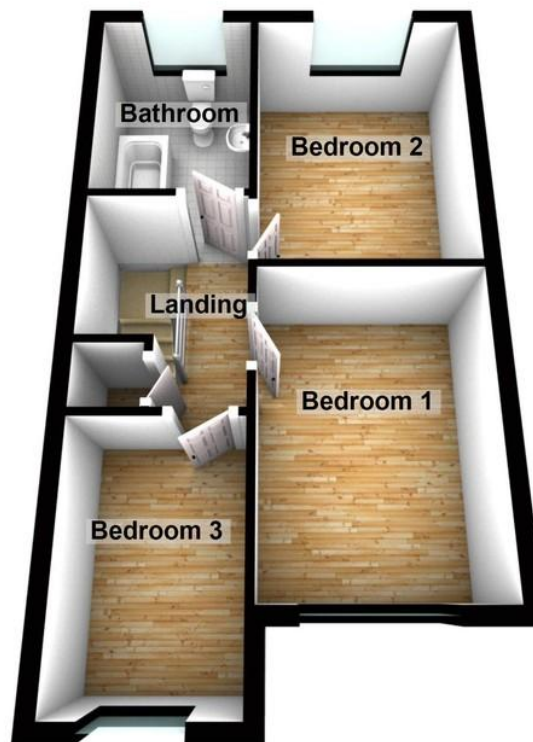
BATHROOM

8' 1" x 6' 4" (2.46m x 1.93m) Fitted with a three piece suite in white comprising bath with shower above, wash hand basin, w.c, part tiled walls, radiator, obscure uPVC double glazed window.

Ground Floor



First Floor



EXTERNALLY

Off road parking spaces to both the front and rear of the property providing ample off road residential parking. Rear garden with decked patio area and flagged patio area.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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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