



Rydal Avenue

Chadderton, Oldham

£164,950

- Semi Detached House
- Three Bedrooms, One Fitted
- Lounge & Dining Room
- Fitted Kitchen
- Driveway
- Gardens To Front & Rear
- Popular Location
- EPC Rating - C



Ideally located in this popular area close to well regarded local schools, shops, amenities, public transport links and Chadderton Park is this extended semi detached house. Internally accommodation comprises: entrance hallway, lounge, dining room and kitchen to the ground floor and three bedrooms and a bathroom to the first floor. Externally there is a driveway providing off road parking and gardens to both the front and rear. The property benefits from gas central heating via a combi boiler and double glazing to the front of the property and partial double glazing to the rear.

ENTRANCE HALLWAY

With uPVC double glazed entrance door, laminate floor covering, under stairs storage cupboard, radiator.

LOUNGE

14' 10" x 10' 0" (4.52m x 3.05m) With uPVC double glazed window with blinds, fitted carpeting, living flame gas fire with tiled hearth and surround, radiator, French doors into dining room.

DINING ROOM

19' 5" x 14' 3 (max)" (5.92m x 4.34m) L shaped room with fitted carpeting, two radiators, window with blinds and wooden door.

KITCHEN

10' 0" x 7' 6" (3.05m x 2.29m) With fitted wall and base units, worktops, free standing gas cooker, stainless steel sink unit, plumbed for a washing machine, splash back tiling, window.

LANDING

With fitted carpeting, side window, loft access.

BEDROOM ONE

13' 8" x 9' 3" (4.17m x 2.82m) With window with blinds, a range of fitted wardrobes, fitted carpeting, radiator.

BEDROOM TWO

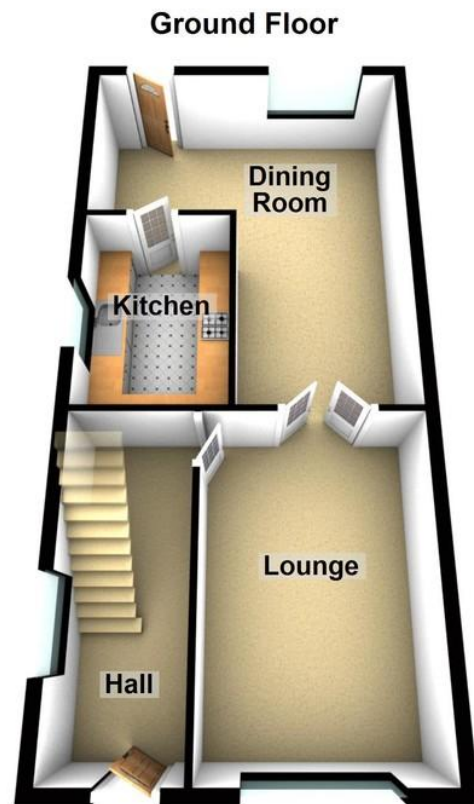
10' 5" x 9' 3" (3.18m x 2.82m) With window with blinds, fitted carpeting.

BEDROOM THREE

10' 2" x 6' 4 (max)" (3.1m x 1.93m) With window with blinds, fitted carpeting, radiator.

BATHROOM

6' 4" x 6' 2" (1.93m x 1.88m) Fitted with a three piece suite in white comprising panelled bath with shower over, low level w.c., wash hand basin, fully tiled walls, fitted carpeting, radiator, obscure window.



STORAGE SHED

EXTERNALLY

To the front of the property there is a driveway and garage providing off road parking with a lawn to the side. The rear garden is gravelled with a patio area.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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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. . Fixtures and Fittings stated as included in the property are based on achieving the asking price.