



Ribble Avenue
Chadderton, Oldham

£169,950

- Semi Detached Bungalow
- Two Bedrooms, One Fitted
- Spacious Lounge
- Fitted Kitchen & Bathroom
- Gardens To Front & Rear
- Driveway & Garage
- No Chain
- EPC Rating - E



Offered for sale with No Chain is this well presented semi detached true bungalow. Internally accommodation comprises: entrance porch, hallway with access to a useful loft room via pull down ladders, lounge with bay window, fitted kitchen/diner, shower room and two bedrooms. Externally there are gardens to both the front and rear with a driveway and garage providing off road parking. The property is ideally situated close to well regarded local schools, shops, amenities, public transport links and is just a short drive to the North West motorway networks.

ENTRANCE PORCH

uPVC constructed porch with uPVC entrance door and hardwood door leading into the hallway.

HALLWAY

With laminate floor covering, radiator, access via pull down ladders to a fully boarded and useful loft room with Velux roof window.

BEDROOM TWO

9' 9" x 8' 8" (2.97m x 2.64m) With uPVC double glazed window, fitted carpeting, radiator.

LOUNGE

14' 9" x 11' 8 into bay" (4.5m x 3.56m) With uPVC double glazed bay window, fitted carpeting, radiator, pebble effect electric fire with marble effect back and hearth.

SHOWER ROOM

5' 9" x 5' 9" (1.75m x 1.75m) Fitted with a three piece suite comprising corner shower cubicle, vanity sink unit, low level w.c., chrome towel radiator, fully tiled walls and floor, obscure uPVC double glazed window.

BEDROOM ONE

12' 9" x 9' 10" (3.89m x 3m) With uPVC double glazed windows, a range of fitted wardrobes, fitted carpeting, radiator.

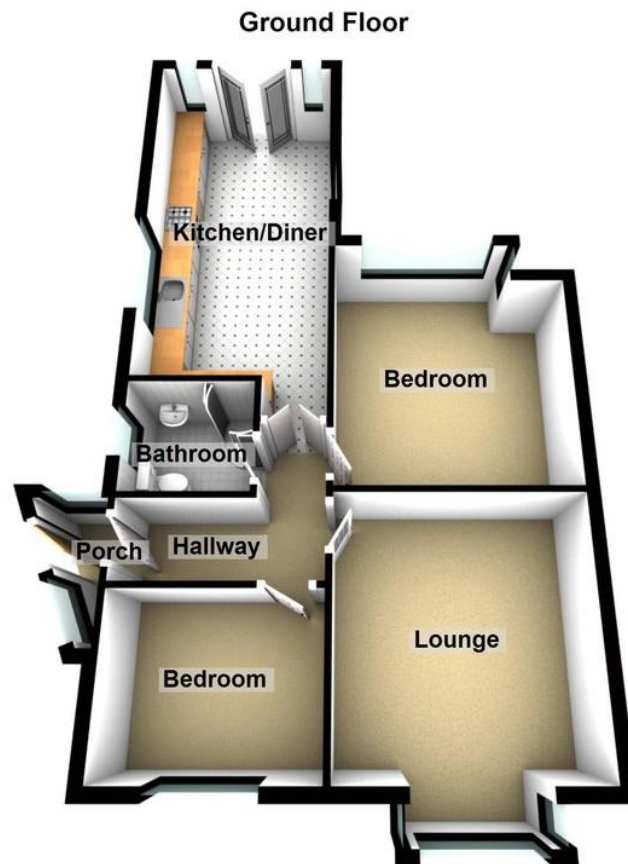
KITCHEN/DINER

22' 3" x 9' 8" (6.78m x 2.95m) With fitted wall and base units, worktops, electric double oven, halogen hob, extractor fan, plumbed for a washing machine, stainless steel sink unit, splash back tiling, integrated fridge/freezer, uPVC double glazed French doors leading into the rear garden.

GARAGE

EXTERNALLY

There is a garden to the front of the property with a driveway and garage to the side providing off road parking. To the rear a garden with patio area, lawn area, greenhouse and flower borders.



ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: C

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

www.kirkham-property.co.uk