



2 Laburnum Avenue, Chadderton, Oldham, OL9 0EF

This is a two bedroom, extended, end town house situated in a convenient residential location within easy reach of local amenities, public transport and the motorway network. There is also a useful loft room, utility and workshop. Off road parking is by means of a garage. Externally to the rear there is a low maintenance tiered garden. Freehold.

£129,950

This is a two bedroom, extended, end town house situated in a convenient residential location within easy reach of local amenities, public transport and the motorway network. The property is just a short drive from the railway network. The living accommodation comprises: entrance porch, hallway, L-shaped lounge area, dining area, modern kitchen, conservatory and cloaks/w.c. to the ground floor. There are two bedrooms and modern bathroom to the first floor. There is also a useful loft room, utility and workshop. Off road parking is by means of a garage. Externally to the rear there is a low maintenance tiered garden. There is further potential to extend the property subject to relevant planning permissions. Freehold.

ENTRANCE PORCH With uPVC double glazed entrance door, tiled floor.

HALLWAY With laminate floor covering, radiator.

LOUNGE AREA 14' 1" x 11' 2" (4.29m x 3.4m) L shaped lounge with laminate floor covering, radiator, feature coal effect gas fire, radiator, window with blinds.

DINING AREA With laminate floor covering, radiator, French doors leading to the conservatory.

CONSERVATORY 16' 5" x 13' 1" (5m x 3.99m) With wood floor, uPVC double glazed French doors with blinds.

CLOAKSW.C. With two piece suite comprising wash hand basin, low level w.c.

KITCHEN 9' 1" x 8' 4" (2.77m x 2.54m) With modern, fitted wall and base units, work tops, one and a half bowl stainless steel sink unit with drainer, plumbed for dishwasher, splash back tiling, electric double oven, gas hob, extractor, tiled floor, integral fridge, window.

FIRST FLOOR LANDING

BEDROOM ONE 17' 5" x 9' 7" (5.31m x 2.92m) With fitted carpeting, radiator, window with blinds.

BEDROOM TWO 11' 2" x 9' 9" (3.4m x 2.97m) With fitted carpeting, radiator, window with blinds.

BATHROOM With three piece suite in white comprising panelled bath, wash hand basin, low level w.c, shower over the bath, part tiled walls, radiator, vinyl floor covering, obscure window.

LOFT ROOM 17' 4" x 12' 2" (5.28m x 3.71m) With Velux window.

UTILITY ROOM 12' 0" x 8' 8" (3.66m x 2.64m) With plumbing for washing machine.

WORKSHOP 9' 1" x 9' 1" (2.77m x 2.77m)

GARAGE 19' 6" x 11' 7" (5.94m x 3.53m) Off road parking is by means of a garage.

EXTERNALLY To the rear there is a low maintenance, flagged, two tier garden.



ADDITIONAL INFORMATION

TENURE: Freehold, Solicitor to confirm details.

COUNCIL BAND:A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



Second Floor



Additional information and viewing

Services: None of the services have been tested by the agent.
Viewing strictly by appointment with Alan Kirkham.

Chadderton Office
509 Middleton Road
Chadderton
Oldham
OL9 9SH

0161 626 5688
chadderton@alankirkham.co.uk
www.alankirkham.co.uk



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