



102 Laburnum Avenue, Chadderton, Oldham, OL9 0EG

This two bedroom, well presented, mid townhouse is tastefully decorated throughout and benefits from gas central heating via a combi boiler and uPVC double glazing. Off road parking. Enclosed rear garden with flagged patio. Conveniently situated for access to the M62, public transport links, amenities and schools.

£85,950

This two bedroom, well presented, mid townhouse is tastefully decorated throughout and benefits from gas central heating via a combi boiler and uPVC double glazing. The living accommodation comprises: entrance hall, lounge open plan to the dining room with French doors leading to the garden and modern fitted kitchen to the ground floor. There is master fitted bedroom, second bedroom and modern bathroom with electric shower. Off road parking is to the front of the property. There is an enclosed rear garden with flagged patio. Conveniently situated for access to the M62, public transport links, amenities and schools.

ENTRANCE HALL With entrance door, laminate floor covering, radiator.

LOUNGE 14' 0" x 10' 10" (4.27m x 3.3m) With laminate floor covering, radiator, under stairs storage, window with blinds, open plan to the dining room.

DINING ROOM 7' 10" x 8' 4" (2.39m x 2.54m) With laminate floor covering, radiator, uPVC double glazed French doors with blinds leading to the garden.

KITCHEN 9' 2" x 8' 4" (2.79m x 2.54m) With modern fitted wall and base units, work tops, electric double oven, gas hob, extractor, one and a half bowl stainless steel sink unit, plumbed for washing machine and dishwasher, splash back tiling, laminate floor covering, radiator, window with blinds.

FIRST FLOOR LANDING With access to boarded loft via pull down ladders.

BEDROOM ONE 12' 9" x 9' 6" (3.89m x 2.9m) With fitted wardrobes, laminate floor covering, radiator, storage cupboard, window with blinds.

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

BATHROOM 5' 7" x 5' 1" (1.7m x 1.55m) With three piece suite in white comprising panelled bath, vanity unit with wash hand basin, low level w.c., electric shower over the bath, tiled walls, laminate floor, under floor heating, obscure window with blind.

EXTERNALLY Off road parking is to the front of the property. There is an enclosed low maintenance garden with flagged patio and gravelled areas.



ADDITIONAL INFORMATION

TENURE: Freehold, Solicitor to confirm details.

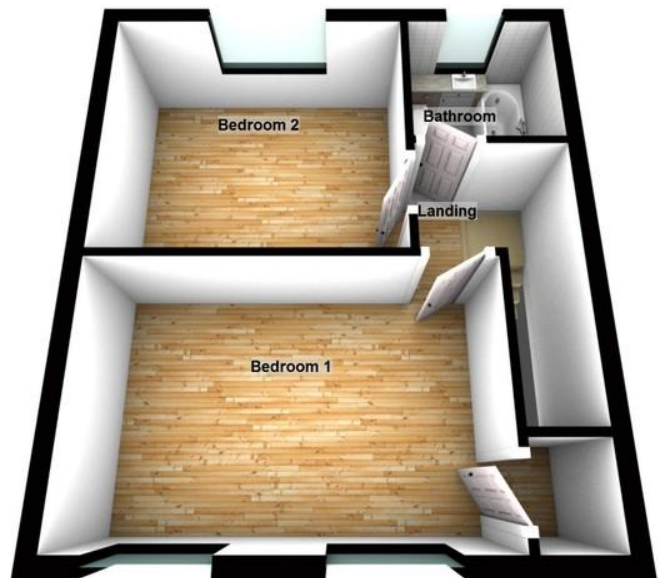
COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



Additional information and viewing

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

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