



3 Redcar Close
Stoneleigh Park, Oldham

£154,950

- Beautifully Presented Detached Property
- Three Bedrooms
- Orangery
- Kitchen and Utility
- Off Road Parking
- Gardens Front and Rear
- Tastefully Decorated
- EPC Rating-D



This tastefully decorated, three bedroom detached property is located within easy reach of Derker Metrolink station giving access to Rochdale, Oldham and Manchester. The well presented accommodation comprises: entrance hallway, lounge, modern fitted kitchen, utility room, orangery, three bedrooms and modern bathroom. There are low maintenance gardens to both front and rear with off road parking for at least two vehicles by means of a drive. Benefits from gas central heating via a combi boiler, uPVC double glazing and an intruder alarm system. Overlooking parkland.

ENTRANCE HALLWAY

With uPVC double glazed entrance door, solid wood Oak flooring, radiator.

LOUNGE

15' 2" x 12' 1" (4.62m x 3.68m) With feature fireplace with black granite back and hearth, flue less coal effect gas fire,

solid wood Oak flooring, uPVC double glazed window.

KITCHEN

9' 8" x 8' 11" (2.95m x 2.72m) With modern fitted wall and base units, work tops, electric double oven, induction hob, integral fridge freezer and dishwasher, sink unit with drainer, tiled floor, open plan to the orangery.

ORANGERY

11' 0" x 10' 2" (3.35m x 3.1m) With tiled floor, radiator, blinds to uPVC double glazed windows, uPVC double glazed sliding French doors.

UTILITY ROOM

8' 10" x 6' 4" (2.69m x 1.93m) With fitted base units, one and a half bowl stainless steel sink unit, plumbed for washing machine splash back tiling, tiled floor, towel radiator.

FIRST FLOOR LANDING

With solid wood Oak flooring, access to part boarded loft.

BEDROOM ONE

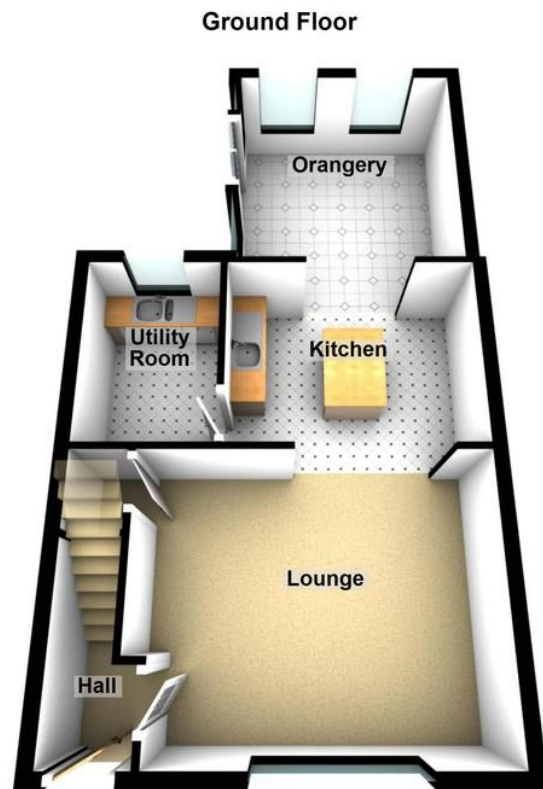
8' 10" x 11' 1" (2.69m x 3.38m) With fitted wardrobes, solid wood Oak flooring, radiator, uPVC double glazed window.

BEDROOM TWO

10' 5" x 9' 4" (3.18m x 2.84m) With solid wood Oak flooring, radiator, uPVC double glazed window.

BEDROOM THREE

7' 3" x 8' 4" (2.21m x 2.54m) With solid wood Oak flooring, radiator, uPVC double glazed window.



BATHROOM

6' 8" x 5' 3" (2.03m x 1.6m) With three piece suite in white comprising panelled bath, wash hand basin, low level w.c., shower over the bath, tiled walls, tiled floor, radiator, obscure window.

EXTERNALLY

Off road parking for several cars is by means of a driveway to the side of the property. There is a low maintenance, artificial lawn and gravelled front garden and an enclosed rear garden with decked patio, artificial lawn and gravelled area. Overlooking parkland.

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