

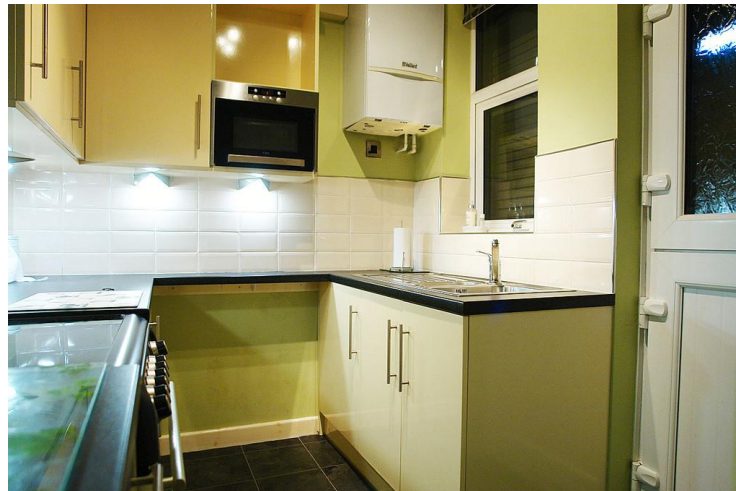


Manchester Road

Shaw, Oldham

£99,995

- Mid Terraced House
- Spacious Lounge
- Dining Room
- Modern Fitted Kitchen
- Two Bedrooms
- Rear Courtyard & Parking
- Close To Local Amenities
- EPC Rating - D



**** No Chain*** This spacious mid terraced property is located in the heart of Shaw and is within walking distance of local shops, amenities, well regarded local schools and also just a short drive from the North west motorway networks. Accommodation briefly comprises: entrance vestibule, lounge, dining room and kitchen to the ground floor and two bedrooms and a bathroom to the first floor. Externally there is parking to the rear along with a rear yard with wrought iron gates. Call us today to arrange a viewing.

ENTRANCE VESTIBULE

With uPVC double glazed entrance door.

LOUNGE

14' 2" x 14' 4" (4.32m x 4.37m) With front aspect uPVC double glazed window, fitted carpeting, electric fireplace with surround, radiator, wall lights.

DINING ROOM

15' 3" x 11' 6" (4.65m x 3.51m) With rear aspect uPVC double glazed window with blinds, fitted carpeting, radiator, wall lights.

KITCHEN

12' 3" x 6' 8" (3.73m x 2.03m) Fitted with a range of wall and base units in high gloss, worktops, microwave, integral washer/dryer, electric double oven and hob, chimney hood extractor fan, integral fridge/freezer, one and a quarter bowl stainless steel sink unit with mixer tap, under lighting, under stairs storage cupboard, Vallient combi boiler, Karndean floor covering, uPVC double glazed window and stable door to the rear.

LANDING

Galleried landing with fitted carpeting, loft access.

BEDROOM ONE

13' 0" x 14' 2" (3.96m x 4.32m) With two front aspect uPVC double glazed windows, fitted carpeting, radiator.

BEDROOM TWO

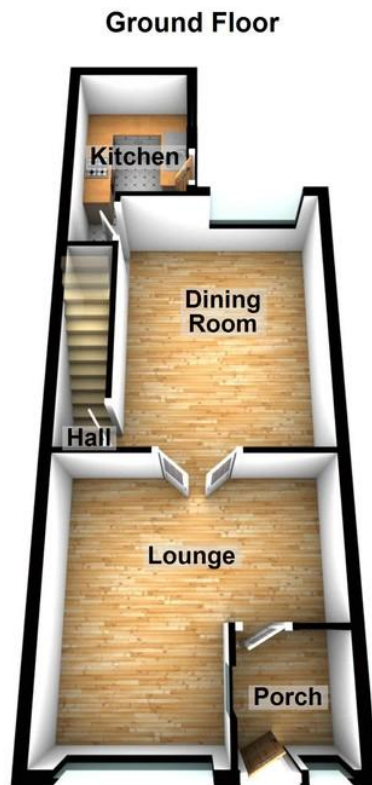
16' 5" x 8' 6" (5m x 2.59m) With rear aspect uPVC double glazed window, fitted wardrobes, fitted carpeting, radiator.

BATHROOM

8' 10" x 6' 8" (2.69m x 2.03m) Fitted with a three piece suite comprising panelled bath with shower over, low level w.c, wash hand basin, vinyl floor covering, fully tiled walls, radiator.

ALARM

The property is fully alarmed



EXTERNALLY

To the rear of the property there is off road parking along with a yard with wrought iron gates.

ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Shaw Office

33a Market Street
Shaw
Oldham
OL2 8NR

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

shaw@kirkham-property.co.uk

01706 291383

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 and 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.