



Rydal Avenue
Chadderton, Oldham

£169,950

- Semi Detached House Recently Upgraded
- Three Bedrooms
- Spacious Lounge
- Fitted Kitchen/Diner
- No Chain
- Gardens To Front & Rear
- Popular Location
- EPC Rating-D



NO CHAIN - This recently upgraded three bedroom semi detached house is ideally located close to well regarded local schools, amenities, public transport links and just a short drive from the North West motorway networks. Internally accommodation comprises: entrance porch with new uPVC French doors, entrance hallway, lounge and newly fitted white high gloss kitchen with dining area to the ground floor and three bedrooms and a modern bathroom to the first floor. Externally there are gardens to both the front and the rear of the property.

ENTRANCE PORCH

With uPVC French doors, uPVC door into hallway, fitted carpeting.

LOUNGE

16' 6" x 14' 7" (5.03m x 4.44m) With fitted carpeting, gas fire with brick surround, window.

MODERN KITCHEN/DINER

14' 6" x 8' 8" (4.42m x 2.64m) With a newly fitted white high gloss units with co-ordinating works surfaces and tiling, integral oven, hob and extractor, stainless steel sink unit, plumbed for washing machine, pantry storage cupboard, fitted carpeting, radiator, window.

LANDING

With fitted carpeting, loft access.

BEDROOM ONE

14' 2" x 8' 2" (4.32m x 2.49m) With fitted carpeting, radiator, window.

BEDROOM TWO

10' 1" x 8' 3" (3.07m x 2.51m) With fitted carpeting, radiator, window.

BEDROOM THREE

9' 2" x 6' 1 (max)" (2.79m x 1.85m) With fitted carpeting, radiator, window.

BATHROOM

6' 2" x 6' 0" (1.88m x 1.83m) Modern fitted three piece suite in white comprising panelled bath with shower over, low level w.c, wash hand basin, tiled walls, chrome towel rail, radiator, obscure window.

EXTERNALLY

There are gardens to both the front and rear of the property.

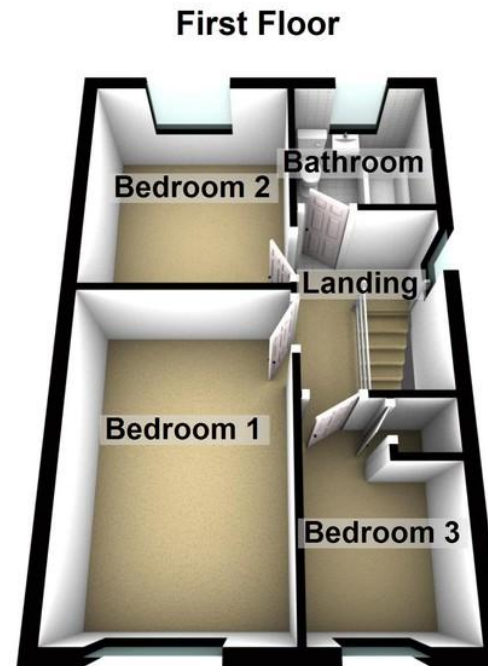
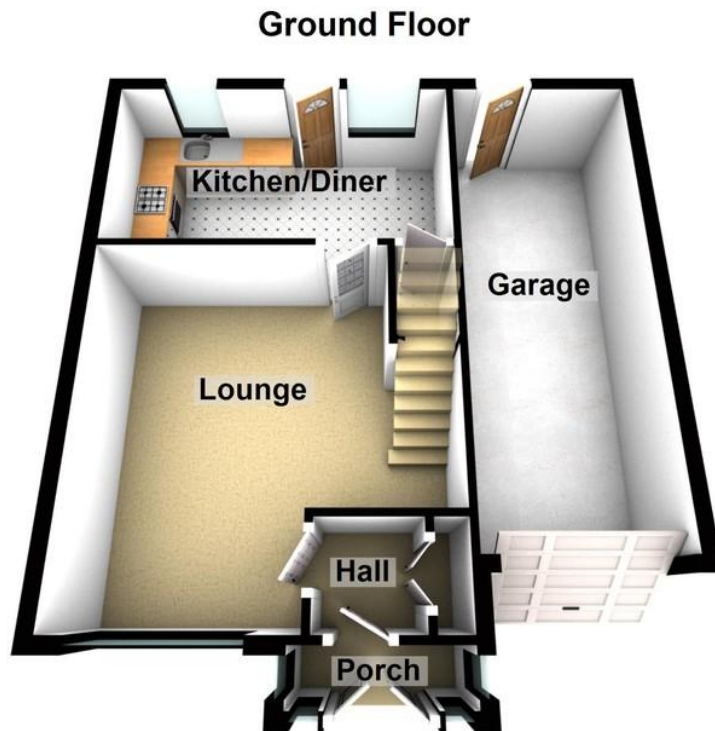
ADDITIONAL INFORMATION

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 and 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.

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