



Johnson Avenue
Oldham

£165,000

- Link Detached House
- Three Bedrooms, Two Fitted
- Fitted Kitchen
- Spacious Lounge/Dining Room
- No Chain
- Garage & Driveway
- Gardens To Front & Rear
- EPC Rating - D



Offered for sale with NO CHAIN is this three bedroomed link detached property with amazing open farmland views. Accommodation comprising: entrance porch, hallway, large lounge/diner, downstairs cloakroom/wc, kitchen, inner rear hall, three bedrooms and bathroom. Externally there are lovely gardens to the front and rear, driveway for two cars, garage and UPVC double glazing throughout.

ENTRANCE PORCH

UPVC double glazed construction with fitted carpeting, small storage cupboard, door leading to hallway.

HALLWAY

Fitted carpeting, storage cupboard, further under stairs storage, radiator.

OPEN PLAN LOUNGE/DINING AREA

22' 6" x 11' 6" (6.86m x 3.51m) With dual aspect UPVC double glazed windows with great views of open farmland to the rear, fireplace, TV point, fitted carpeting, two radiators, coving.

KITCHEN

9' 11" x 8' 5" (3.04m x 2.58m) With fitted wall and base units, worktops, extractor fan, plumbed for washing machine and dishwasher, one and quarter bowl sink unit with mixer tap, laminate floor covering, radiator, UPVC double glazed window.

INNER REAR HALL

With tiled floor covering, UPVC door leading to the rear, access to integral garage and downstairs cloakroom/wc.

CLOAKROOM/WC

Fitted with low level wc, fully tiled walls and floor, obscure UPVC double glazed window

LANDING

Fitted with carpeting, storage cupboard housing Worcester Combi boiler, UPVC double glazed window, access to loft.

BEDROOM ONE

11' 8" x 11' 8" (3.57m x 3.58m) With rear aspect overlooking farmland and fabulous views of Shaw and beyond, UPVC double

glazed window, fitted sliding wardrobes, fitted carpeting, further fitted wardrobes, radiator.

BEDROOM TWO

10' 9" x 9' 9" (3.29m x 2.99m) With front aspect UPVC double glazed window, fitted carpeting, range of fitted wardrobes/furniture, radiator.

BEDROOM THREE

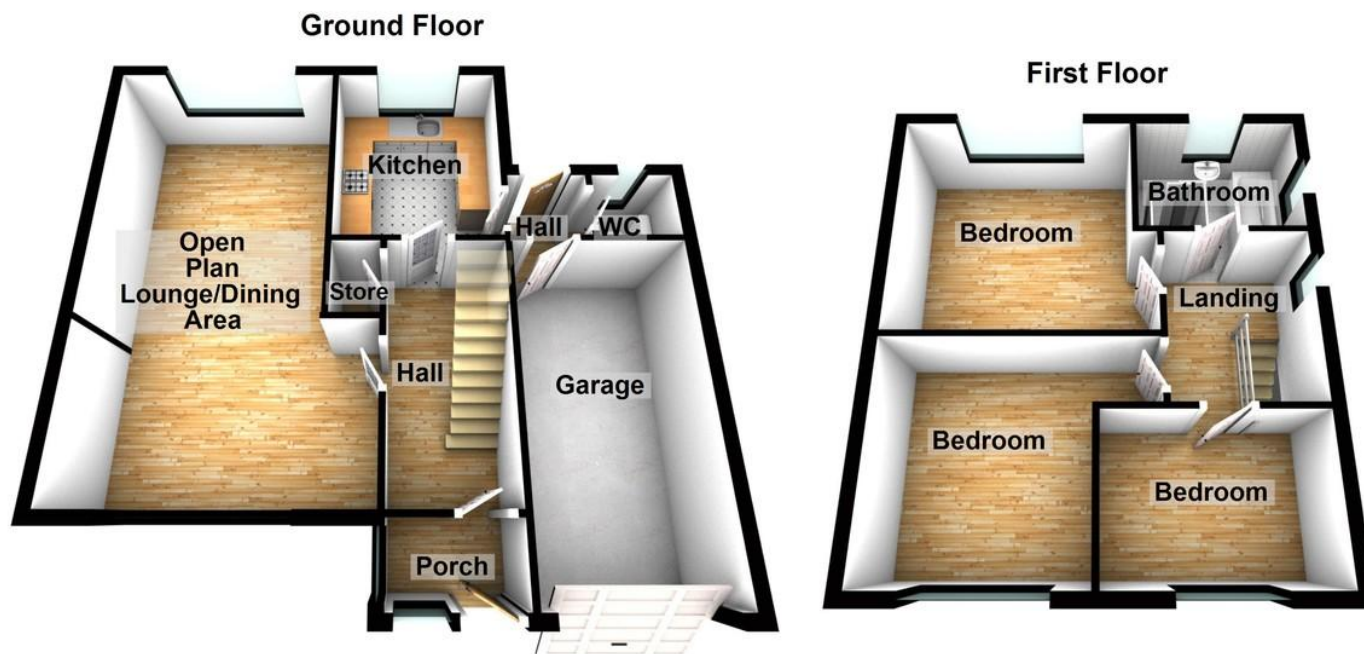
7' 4" x 10' 2" (2.25m x 3.10m) With front aspect UPVC double glazed window, fitted carpeting, storage cupboard, radiator.

BATHROOM

Fitted with a four-piece suite comprising panelled bath, shower cubicle, low level wc, wash hand basin, heated towel rail, obscure UPVC double glazed window.

GARAGE

16' 4" x 8' 4" (4.99m x 2.56m) With up and over door, light, door



to inner rear hallway.

EXTERNALLY

To the front of the property there is lawn, privet hedging and a driveway providing off road parking for two cars leading to the garage. The private rear garden overlooks farmland, has a lawn, patio area, mature hedging and water supply

ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. 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

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