



374 Burnley Lane

Chadderton, Oldham

£82,000

- End Garden Fronted Terrace
- Two Bedrooms
- Lounge and Dining Room
- Tastefully Decorated
- Overlooking Bowling Green
- Vacant Possession
- No Chain
- EPC Rating-D



Overlooking the bowling green on Burnley Lane is this two bedroom, garden fronted, end terrace property which is tastefully decorated throughout. The living accommodation comprises: entrance vestibule, lounge, dining room and kitchen to the ground floor with two bedrooms and bathroom to the first floor. Externally there is a garden forecourt and an enclosed rear courtyard. The property benefits from vacant possession/no chain, gas central heating via a combi boiler and uPVC double glazing.

#### ENTRANCE VESTIBULE

With uPVC double glazed entrance door.

#### LOUNGE

14' 4" x 12' 1" (4.37m x 3.68m) With gas coal effect fire, fire surround with marble effect back and hearth, fitted carpeting, radiator, uPVC double glazed window.

#### DINING ROOM

14' 4" x 11' 10" (4.37m x 3.61m) With tiled fire surround, pantry storage, fitted carpeting, uPVC double glazed window.

#### KITCHEN

8' 5" x 8' 1" (2.57m x 2.46m) With fitted wall and base units work tops, free standing gas cooker, stainless steel sink unit, plumbed for washing machine, part tiled walls, radiator, uPVC double glazed window, uPVC double glazed door.

#### FIRST FLOOR LANDING

#### BEDROOM ONE

14' 2" x 12' 3" (4.32m x 3.73m) With radiator, fitted carpeting, storage cupboard, uPVC double glazed window.

#### BEDROOM TWO

12' 1" x 9' 8" (3.68m x 2.95m) With storage cupboard, vinyl floor covering, uPVC double glazed window.

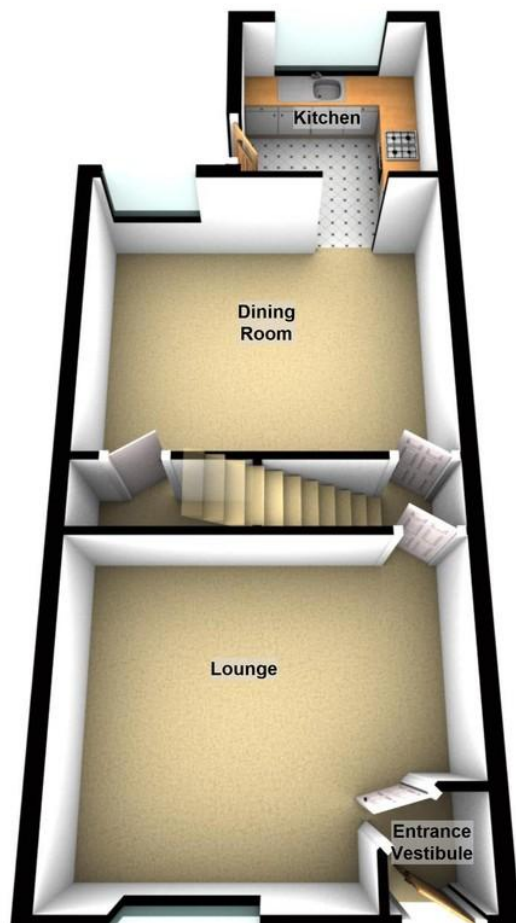
#### BATHROOM

8' 10" x 4' 8" (2.69m x 1.42m) With three piece suite comprising panelled bath, wash hand basin, low level w.c., shower over the bath, obscure window.

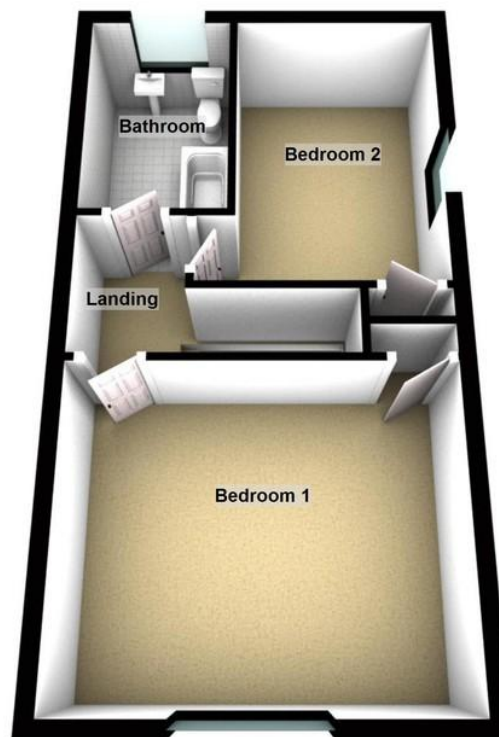
#### EXTERNALLY

There is a garden forecourt and overlooks the bowling green and an enclosed rear courtyard with timber store shed.

Ground Floor



First Floor



ADDITIONAL INFORMATION

TENURE: Leasehold, ground rent £2.00 p.a.  
Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by  
appointment with the agents.

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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