



8 Beech Avenue

Chadderton, Oldham

£249,950

- Extended Semi Detached House
- Through Lounge
- Kitchen / Breakfast Room
- Four Bedrooms
- Master Bedroom Ensuite
- Garage/ Driveway
- Well Presented
- EPC Rating - D



A well presented extended four bed semi detached house tastefully decorated throughout and benefitting from uPVC double glazing and gas central heating. Briefly comprising of an entrance porch, hallway, lounge through dining room, breakfast kitchen and w.c to the ground floor and a master bedroom with ensuite, three further bedrooms and family bathroom to the first floor. There are gardens to both the front and the rear of the property and off road parking is by means of a driveway and garage. Conveniently positioned for easy access to Oldham, Royton and Chadderton Town Centres, a short drive from the motorway network and located close to well regarded local schools.

ENTRANCE PORCH

With a tiled floor, sliding uPVC double glazed door and wooden door into the hallway.

HALLWAY

With fitted carpet, radiator and under stairs storage.

LOUNGE

20' 8" x 10' 9 into bay" (6.3m x 3.28m) With fitted carpet, uPVC double glazed bay window, feature fireplace with pebble effect electric fire and archway into the dining room.

DINING ROOM

9' 3" x 7' 7" (2.82m x 2.31m) With fitted carpet, gas wall heater and patio doors.

KITCHEN/BREAKFAST ROOM

19' 1" x 19' 0(max)" (5.82m x 5.79m) L-Shaped fitted kitchen with modern wall and base units, electric double oven, microwave, halogen hob and extractor fan, integrated fridge/freezer, dishwasher and washing machine, splash back tiling, spotlights, karndean flooring, uPVC door and doors leading into garage and a downstairs w.c.

LANDING

With fitted carpet and loft access.

BEDROOM ONE

13' 7" x 8' 11" (4.14m x 2.72m) With fitted carpet, radiator and fitted wardrobes.

ENSUITE

8' 11" x 6' 4(max)" (2.72m x 1.93m) With three piece fitted suite comprising of w.c, wash hand basin, shower, tiled walls, laminate floor covering, chrome towel radiator and spotlights.

BEDROOM TWO

14' 10" x 10' 9 into bay" (4.52m x 3.28m) With fitted carpet and radiator.

BEDROOM THREE

8' 8" x 7' 8" (2.64m x 2.34m) With fitted carpet and radiator.

BEDROOM FOUR

8' 5" x 7' 9" (2.57m x 2.36m) With fitted carpet and radiator.

BATHROOM

8' 3" x 5' 4" (2.51m x 1.63m) Fitted with three piece suite comprising w.c, wash hand basin and bath, separate corner shower, radiator, tiled walls and floor, spotlights and window blinds.

EXTERNALLY

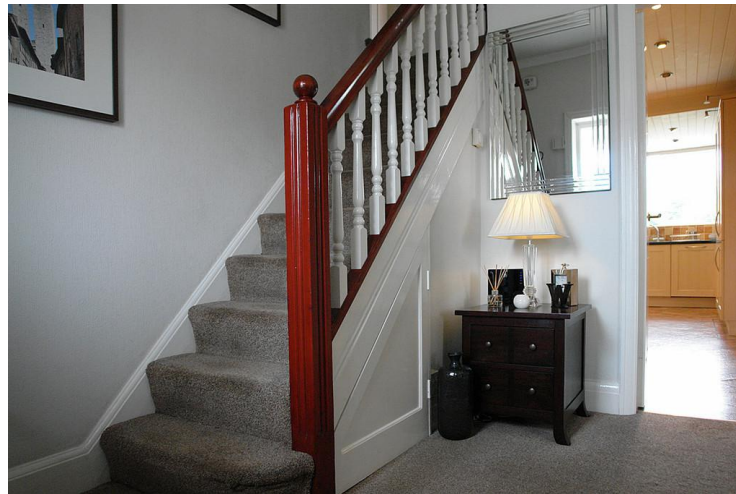
There is garage (19'9" x 9,1"), driveway and garden to the front of the property and a garden to the rear with a flagged patio area and well stocked borders.

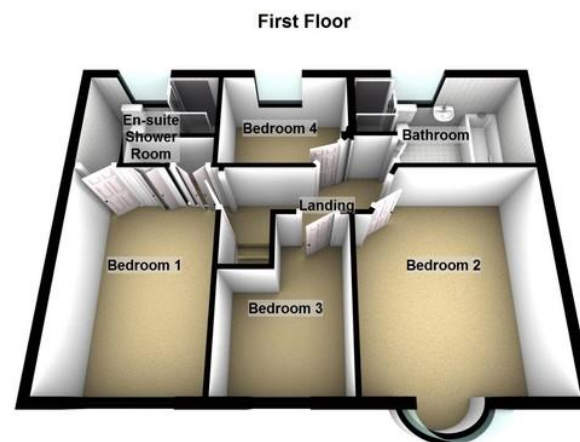
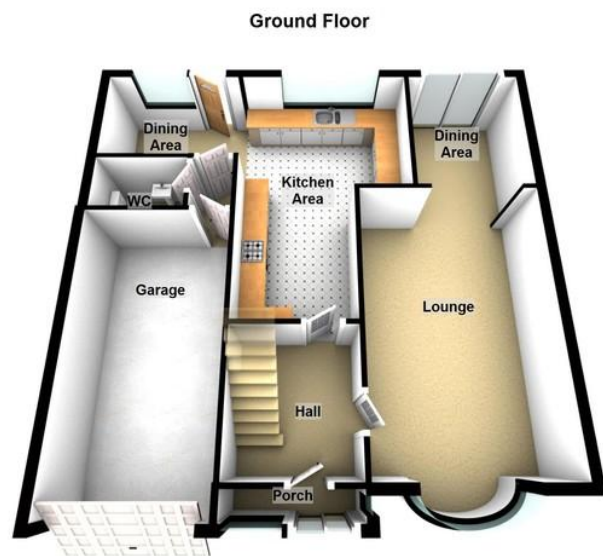
ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: D

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