



2 Rosedale Close

Derker, Oldham

£129,950

- Semi Detached Property
- Gardens Front and Rear
- Garage/Carport/Drive
- Three Bedrooms

- Modern Kitchen
- Conservatory
- Close to Metrolink
- EPC Rating-



Situated in a popular and convenient location is this three bedroom, semi detached property with off road parking by means of a drive, carport and garage. Externally there is a garden forecourt and an enclosed low maintenance rear garden which overlooks Stoneleigh Park. The living accommodation comprises entrance hall, lounge, modern fitted kitchen and conservatory to the ground floor with three bedrooms and a spacious bathroom to the first floor. The property has been re-roofed, re-wired (certificate for electrics) and has a modern boiler. Within easy reach of schools, amenities at Hill Stores, Metrolink at Derker and the M60/M62.

ENTRANCE PORCH

With hardwood double glazed entrance door.

HALL

10' 7" x 7' 8" (3.25m x 2.35m) With staircase leading to the first floor, laminate floor covering, meters cupboard.

LOUNGE

22' 2" x 10' 11" (6.78m x 3.34m) With multi fuel/wood burner set into chimney breast, two radiators, uPVC double glazed window, patio doors.

KITCHEN

17' 8" x 7' 8" (5.40m x 2.35m) With modern fitted wall and base units in white, work tops, granite tiled floor, spotlights, sink unit with drainer, plumbed for washing machine, uPVC double glazed window.

CONSERVATORY

8' 2" x 10' 11" (2.50m x 3.34m) Hardwood double glazed conservatory.

FIRST FLOOR LANDING

With fitted carpeting, uPVC double glazed window.

BEDROOM ONE

11' 5" x 10' 11" (3.48m x 3.34m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM TWO

10' 5" x 10' 11" (3.20m x 3.34m) With fitted carpeting, radiator, uPVC double glazed window.

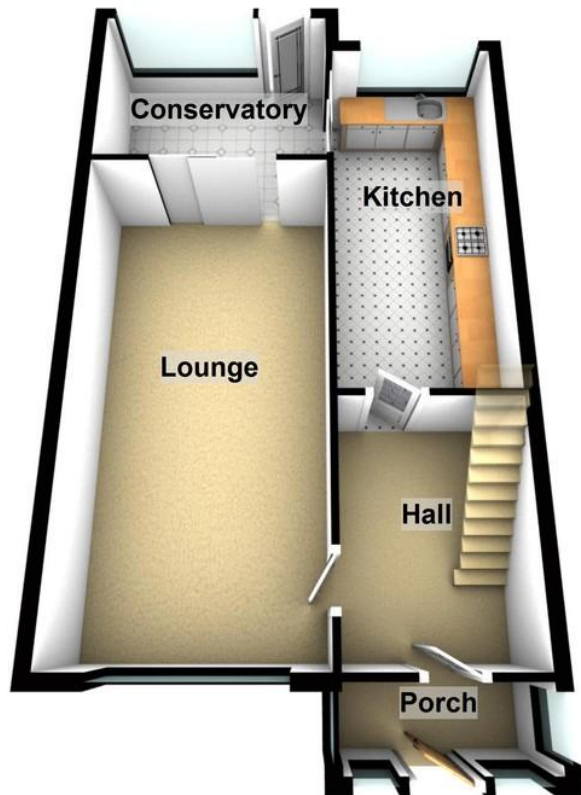
BEDROOM THREE

7' 3" x 7' 8" (2.21m x 2.35m) With fitted carpeting, radiator, uPVC double glazed window.

BATHROOM

With two piece suite comprising panelled bath, wash hand basin, electric shower over the bath, half tiled walls, radiator, vinyl floor covering, uPVC double glazed obscure window.

Ground Floor



First Floor



W.C.

With low level w.c., radiator, half tiled walls, vinyl floor covering, uPVC double glazed obscure window.

EXTERNALLY

Off road parking is by means of a driveway, carport and detached concrete section garage with light and power. There is a garden forecourt and an enclosed low maintenance rear garden with stone patio which overlooks Stoneleigh Park.

ADDITIONAL INFORMATION

TENURE: Freehold, Solicitor to confirm details.

COUNCIL BAND: A

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 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