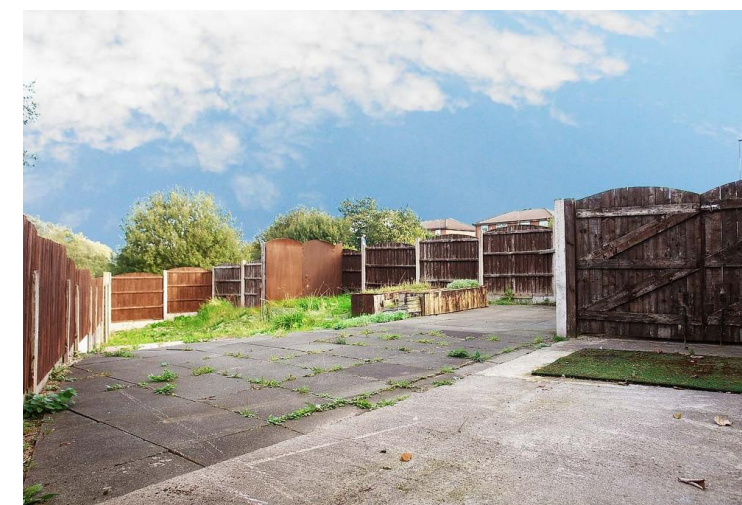




175 Acre Lane

Oldham

£99,950

- Semi Detached House
- Lounge / Dining Room
- Modern Fitted Kitchen
- Two Good Sized Bedrooms
- Driveway
- Large Garden
- EPC Rating - B



Situated on a large triangular plot is this two double bedroom, semi detached property with potential to extend subject to relevant planning permissions. Off road parking is by means of a driveway to the front of the property. Internally comprising: entrance vestibule, kitchen, L shaped lounge diner, two double bedrooms and modern bathroom. Externally there is a garden forecourt, driveway and a south facing rear garden which is not overlooked. Close to local park and Metrolink station giving access to Oldham, Rochdale and Manchester.

ENTRANCE VESTIBULE

With hardwood double glazed entrance door, wood floor.

KITCHEN

With fitted wall and base units in white high gloss, work tops, splash back tiling, stainless steel circular sink unit, integral oven, hob, extractor, storage cupboard housing the boiler, tiled floor, radiator, hardwood double glazed

window.

LOUNGE AREA

L shaped lounge diner with two radiators, wood floor, staircase leading to the first floor, double glazed window.

DINING AREA

With wood floor, LED inset skirting board lighting. uPVC double glazed French doors leading to the garden.

FIRST FLOOR LANDING

With fitted carpeting, access to the loft, spotlights, hardwood double glazed window.

BEDROOM ONE

Double bedroom with fitted carpeting, radiator, double glazed window.

BEDROOM TWO

Double bedroom with built in wardrobes, fitted carpeting radiator, double glazed window.

BATHROOM

With three piece suite in white comprising panelled bath, wash hand basin, low level w.c., fully tiled walls, tiled floor, mixer shower over the bath, radiator, extractor, hardwood double glazed obscure window.

EXTERNALLY

Off road parking is by means of a driveway. There is a garden forecourt and an enclosed south facing rear garden. (Large triangular plot)

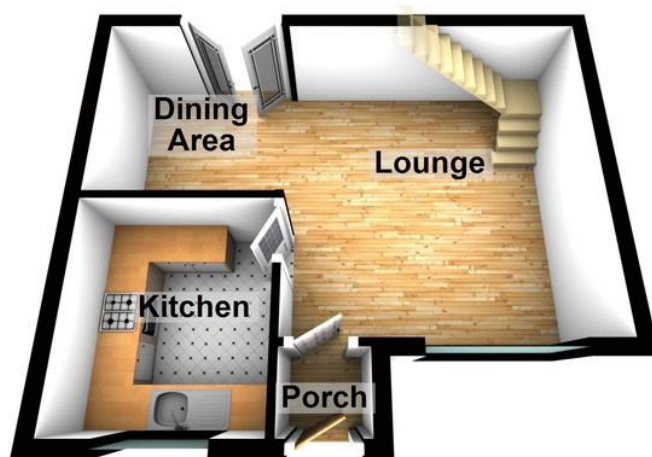
ADDITIONAL INFORMATION

TENURE: Leasehold, ground rent £50 p.a.
Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by
appointment with the agents.

Ground Floor



First Floor



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 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