



5 Cheltenham Street  
Oldham

£79,950

- Mid Terraced Property
- Modern Kitchen/Diner
- Conservatory
- Two Bedrooms
- Vacant Possession/No Chain
- GCH/Double Glazing
- Convenient Location
- Energy Rating - C



Situated in a popular and convenient location with easy access to the Metrolink at Derker is this well presented two bedroomed mid terrace property. The living space comprises of entrance vestibule, lounge, kitchen/diner, conservatory, two bedrooms and bathroom/wc. Enhanced by gas central heating and uPVC double glazed windows. There is a boarded loft with pull down ladder. Externally there is an enclosed courtyard with decked patio and artificial grass and double gates. Ideal first home or investment property. Vacant possession/no chain.

#### ENTRANCE VESTIBULE

Composite entrance door, laminate floor.

#### LOUNGE

14' 8" x 12' 11" (4.47m x 3.94m) With double glazed window, electric pebble effect fire, radiator and laminate floor.

#### KITCHEN/DINER

12' 10" x 10' 11" (3.91m x 3.33m) Modern fitted kitchen with high gloss units, co-ordinating work surfaces, electric oven, induction hob, extractor, integral fridge/freezer and washer/ dryer, laminate floor, radiator and door into conservatory.

#### CONSERVATORY

10' 7" x 10' 6" (3.23m x 3.2m) uPVC construction with laminate floor and radiator

#### FIRST FLOOR LANDING

With entrance to boarded loft via a pull down ladder.

#### BEDROOM ONE

13' 10" x 11' 6" (4.22m x 3.51m) With fitted wardrobes, uPVC double glazed window, radiator and carpeting.

#### BEDROOM TWO

9' 11" x 6' 6" (3.02m x 1.98m) uPVC double glazed window, radiator and carpeting

#### BATHROOM/WC

With three piece suite, over bath shower, uPVC double glazed window, radiator, part tiled walls and vinyl floor

#### EXTERNALLY

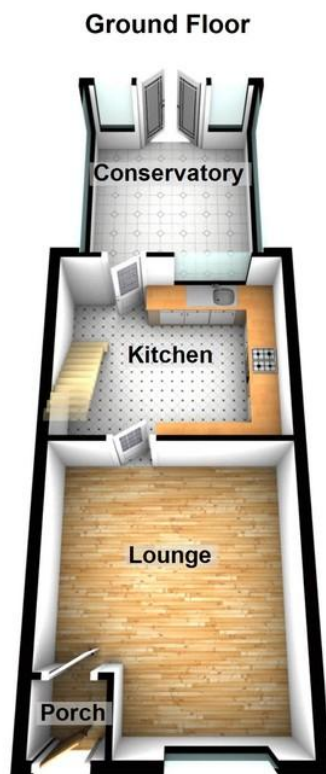
There is an enclosed courtyard with decked patio area, artificial grass, double gates. Gated alleyway.

#### ADDITIONAL INFORMATION

TENURE: Leasehold - 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