



Rand Street

Oldham

£94,950

- Mid Terraced House
- Two Bedrooms, One Fitted
- Modern Fitted Kitchen & Bathroom
- Very Well Presented Throughout
- Rear Courtyard
- Close To Local Amenities
- uPVC DG & GCH
- EPC Rating -



This is a beautifully appointed recently fully renovated mid terraced property in a quiet pleasing location with open plot of land opposite and just off Ripponden Road and consequently within easy reach of all amenities. Accommodation briefly comprises: entrance vestibule, lounge, kitchen/diner at ground level and two bedrooms, master with fitted wardrobes and bathroom with shower at first floor level. The property has the benefit of gas central heating, uPVC double glazing, superb modern kitchen and bathroom and has been fully rewired and re plastered and has been decorated to a particularly attractive standard. Externally there is a private rear yard with sunny aspect and viewing is strongly recommended.

ENTRANCE VESTIBULE

With uPVC double glazed entrance door.

LOUNGE

15' 7" x 13' 0" (4.75m x 3.96m) With uPVC double glazed

window with fitted blind, fitted carpeting, radiator, living flame fire in marble surround.

KITCHEN/DINER

13' 0" x 12' 3" (3.96m x 3.73m) With fitted wall and base units, with grey starlight quartz work surfaces, inset sink unit, built in oven, hob and microwave, extractor hood, integrated washing machine and dryer, uPVC double glazed window, radiator.

LANDING

BEDROOM ONE

15' 4" x 13' 0" (4.67m x 3.96m) With uPVC double glazed window with fitted blind, a range of fitted wardrobes, fitted carpeting, radiator.

BEDROOM TWO

12' 6" x 6' 5" (3.81m x 1.96m) With two uPVC double

glazed windows, radiator, fitted carpeting.

BATHROOM

Fitted with a three piece suite comprising: panelled bath with shower over and shower screen, low level w.c, wash hand basin, radiator, obscure uPVC double glazed window.

EXTERNALLY

There is a private courtyard to the rear of the property with a sunny aspect.

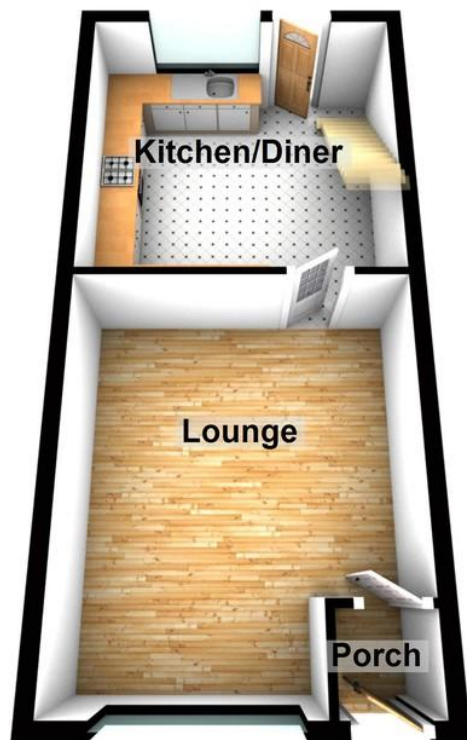
ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



Chadderton Office

509 Middleton Road
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Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

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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. . Fixtures and Fittings stated as included in the property are based on achieving the asking price.