Kirkham RESIDENTIAL









5 Hill Top, Healds Green, Chadderton, Oldham, OL1 2SB

In a much sought after location of Healds Green is this well presented, three bedroom, semi-detached property. Off road parking is by means of a large garage and there are well stocked garden areas to both side and rear. Ideally situated in a semi rural location yet close to Chadderton Park, canal walks, local schools, public transport links and just a short drive to railway and motorway networks.

£299,950

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In a much sought after location of Healds Green is this well presented, three bedroom, semi-detached property. The living accommodation comprises: entrance porch, sitting room, lounge and kitchen diner to the ground floor with three bedrooms and bathroom to the first floor. Off road parking is by means of a large garage (25'2 x 14'5) with light, power and alarm. There are well stocked garden areas to both side and rear. The property is tastefully decorated throughout and benefits from gas central heating, hardwood double glazing and an intruder alarm system. Ideally situated in a semi rural location yet close to Chadderton Park, canal walks, local schools, public transport links and just a short drive to railway and motorway networks.

ENTRANCE PORCH With wood entrance door, tiled floor.

SITTING ROOM 15' 5" x 11' 2" (4.7m x 3.4m) With fireplace, fitted carpeting, radiator, window with blinds.

LOUNGE 15' 7" x 13' 6" (4.75m x 4.11m) With fireplace, wood burner, fitted carpeting, radiator, under stairs storage, window.

KITCHEN DINER 21' 1" x 7' 4" (6.43m x 2.24m) With fitted wall and base units, work tops, stainless steel sink unit, plumbed for washing machine, electric oven, halogen hob, extractor, radiator, pantry storage cupboard, tiled floor, window with blinds, wooden door with glazed panels.

FIRST FLOOR LANDING 15' 7" x 4' 10" (4.75m x 1.47m) With fitted carpeting, radiator, access to the loft.

BEDROOM ONE 12' 1" x 11' 2" (3.68m x 3.4m) With fitted carpeting, radiator, window.

BEDROOM TWO 11' 2" x 7' 6" (3.4m x 2.29m) With fitted carpeting, radiator, window.

BEDROOM THREE 11' 2" x 7' 6" (3.4m x 2.29m) With fitted carpeting, radiator, window.

BATHROOM 12' 8" x 4' 8" (3.86m x 1.42m) Wit three piece suite in white comprising corner bath, wash hand basin, low level w.c., shower over the bath, part tiled walls, laminate floor covering, radiator, fitted storage cupboards, window with blinds.



GARAGE 25' 2" x 14' 5" (7.67m x 4.39m) With power, light and alarm.

EXTERNALLY There is a flagged side garden with blue slate rockery and a large rear garden with lawn, well stocked plants and shrubs and flagged patio area.

ADDITIONAL INFORMATION TENURE: Freehold, solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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Additional information and viewing

Services:. None of the services have been tested by the agent.
Viewing strictly by appointment with Alan Kirkham.

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