



5 Roseberry Avenue, Derker, Oldham OL1 4BS

This is a spacious, three bedroom semi-detached property situated on Roseberry Avenue, just off Sydenham Street close to Shaw Road and thus is closely located for local schools, amenities, Derker metrolink and Royton and Oldham centres. The property has gas central heating, uPVC double glazing.

No chain and viewing is recommended.

£109,950

5 Roseberry Avenue, Derker, Oldham OL1 4BS

This is a spacious, three bedroom semi-detached property situated on Roseberry Avenue, just off Sydenham Street close to Shaw Road and thus is closely located for local schools, amenities, Derker metrolink and Royton and Oldham centres. The accommodation comprises of: entrance porch, hallway, lounge, dining room and extended kitchen at ground level with three bedrooms and bathroom with shower at first floor level. The property has gas central heating, uPVC double glazing and externally there is a small well stocked front garden area with block paved side driveway leading to an attached brick built garage with added workshop area, whilst to the rear there is a paved rear garden with established planting. No chain and viewing is recommended.

ENTRANCE PORCH Of brick construction with entrance door.

HALLWAY With fitted carpeting, radiator and stairs to the first floor.

LOUNGE 15' 6" x 12' 9" (4.72m x 3.89m) With fitted carpeting, radiator, built in fireplace, uPVC double glazed window with blind.

DINING ROOM 10' 2" x 11' 8" (3.1m x 3.56m) With fitted carpeting, radiator, built in cupboards, uPVC double glazed window.

KITCHEN 15' 6" x 8' 4" (4.72m x 2.54m) With fitted wall and base units, stainless steel sink unit with mixer taps, half tiled walls, pantry, side uPVC double glazed window, side entrance door, radiator, vinyl flooring.



FIRST FLOOR

LANDING With fitted carpeting and side uPVC double glazed window.

BEDROOM ONE 10' 9" x 9' 1" (3.28m x 2.77m) With fitted carpeting, radiator, fitted wardrobes and cabinet, uPVC double glazed window.

BEDROOM TWO 10' 2" x 11' 5" (3.1m x 3.48m) With fitted carpeting, radiator, uPVC double glazed window.



BEDROOM THREE 7' 4" x 6' 8" (2.24m x 2.03m) With fitted carpeting, radiator, uPVC double glazed window, loft access.

BATHROOM With three piece suite including shower over the bath, tiled walls, uPVC double glazed window, radiator, vinyl flooring.

GARAGE 20' 7" x 9' 4" (6.27m x 2.84m) Brick built with up and over door, door to the garden, light and power supply and small workshop area.

EXTERNALLY There is a well established small front garden area with block paved side driveway leading to an attached brick built garage, whilst to the rear there is a flagged garden with established planting.

ADDITIONAL INFORMATION TENURE: Leasehold - Solicitor to confirm details.

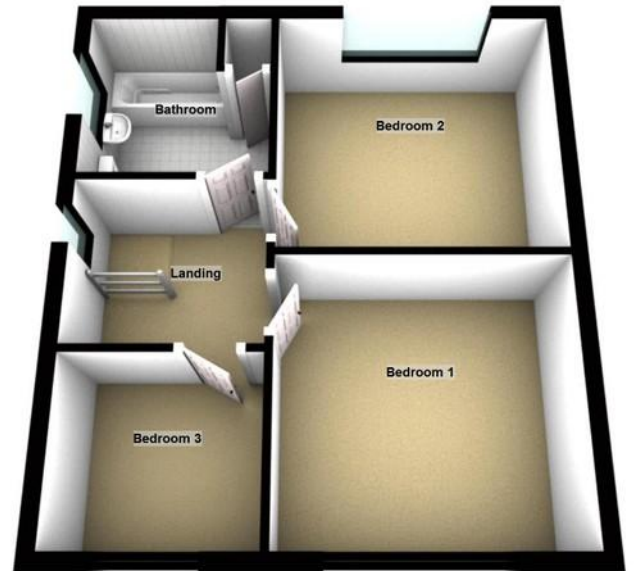
COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



Additional information and viewing

Services: None of the services have been tested by the agent.

Viewing strictly by appointment with Alan Kirkham.

Chadderton Office

509 Middleton Road

Chadderton

Oldham

OL9 9SH

0161 626 5688

chadderton@alankirkham.co.uk

www.alankirkham.co.uk



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Alan Kirkham or its employees nor do such sales details form part of any offer or contract.