



32 Ribble Avenue, Chadderton, Oldham, Lancashire, OL9 0PN

This is a spacious, well presented two bedroom semi-detached true bungalow on Ribble Avenue, just off Oakbank Avenue, off Chadderton Park Road and is subsequently just a short distance from local schools, amenities and transport links such as the train station at Mills Hill. This is a freehold property available with vacant possession and no chain.

£137,950

This is a spacious, well presented two bedroom semi-detached true bungalow on Ribble Avenue, just off Oakbank Avenue, off Chadderton Park Road and is subsequently just a short distance from local schools, amenities and transport links such as the train station at Mills Hill. Internally the property has accommodation comprising; entrance hallway, lounge, kitchen, two bedrooms and shower room along with gas central heating (boiler installed circa August 2014) and uPVC double glazing. Externally there is a lawned front garden area with a side flagged driveway leading to the garage located at the rear of the property whilst to the rear there is a flagged patio area with lawn. This is a freehold property available with vacant possession and no chain.

ENTRANCE HALLWAY With uPVC door, vinyl effect soft fall flooring, radiator.

LOUNGE 13' 3" x 11' 6" (4.04m x 3.51m) With gas living flame fire in marble insert fireplace, vinyl effect soft fall flooring, radiator, uPVC double glazed window with blind.

KITCHEN 11' 7" x 10' 7" (3.53m x 3.23m) Fitted kitchen with gas hob and electric oven, white vinyl covered sink unit, plumbed for washer, splash back tiling, radiator, uPVC double glazed window.

REAR PORCH With boiler room and uPVC door into the garden.

BEDROOM ONE 9' 9" x 9' 1" (2.97m x 2.77m) With vinyl effect soft fall flooring, radiator, uPVC double glazed window with blind.

BEDROOM TWO 11' 4" x 11' 2" (3.45m x 3.4m) With fitted wardrobes and matching chest of drawers, vinyl effect soft fall flooring, radiator, uPVC double glazed window with blind.

SHOWER ROOM Wet room style shower room with walk-in shower, wash hand basin in vanity unit, low level WC, chrome towel rail, tiled walls and floor, under floor heating, radiator.



EXTERNALLY There is a lawned front garden area with a side flagged driveway leading to the garage located at the rear of the property whilst to the rear there is a flagged patio area with lawn.



ADDITIONAL INFORMATION TENURE: Freehold, solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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Ground Floor



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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