



10 Leaside Avenue

Chadderton, Oldham

£194,950

- Semi Detached Property
- Three Bedrooms
- Lounge and Dining Room
- Gardens Front and Rear
- Driveway and Garage
- Requires Modernisation
- Vacant Possession/No Chain
- EP Rating-F



With vacant possession/no chain is this three bedroom, bay windowed, semi detached property with off road parking by means of a flagged driveway. The accommodation, which requires a degree of modernisation, comprises: entrance hallway, lounge, dining room and kitchen to the ground floor. There are three bedrooms, bathroom and separate WC to the first floor. Externally there are gardens to both front and rear. Garage with utility area. Ideally situated for access to local schools, public transport links and the Northwest motorway network.

ENTRANCE HALLWAY

With wooden entrance door with leaded and stained glass, electric storage heater, fitted carpeting.

DINING ROOM

14' 0" x 13' 0" (4.27m x 3.96m) With fitted carpeting, electric storage heater, single glazed leaded and stained glass bay window.

LOUNGE

13' 0" x 13' 0" (3.96m x 3.96m) With fireplace with marble insert, gas living flame fire, fitted carpeting, uPVC double glazed window.

KITCHEN

9' 0" x 7' 10" (2.74m x 2.39m) With fitted wall and base units, work tops, free standing gas cooker, stainless steel sink unit, plumbed for washing machine, pantry storage cupboard, door leading to the garage with utility area.

FIRST FLOOR LANDING

BEDROOM ONE

15' 0" x 12' 10" (4.57m x 3.91m) With electric wall heater, single glazed, leaded and stained bay window.

BEDROOM TWO

11' 0" x 11' 0" (3.35m x 3.35m) With fitted wardrobes and dressing table, fitted carpeting, uPVC double glazed window.

BEDROOM THREE

8' 0" x 6' 0" (2.44m x 1.83m) With fitted carpeting, single glazed and stained window.

BATHROOM

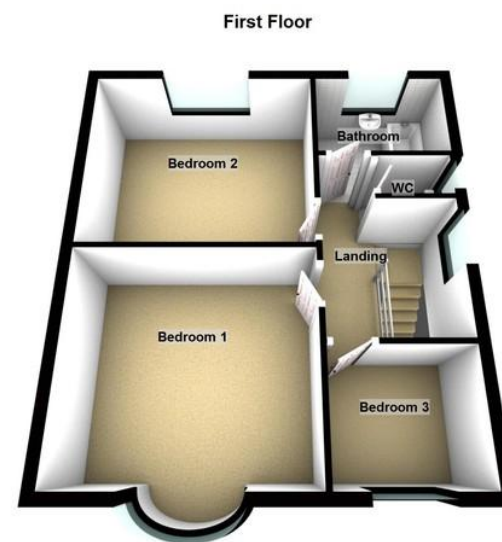
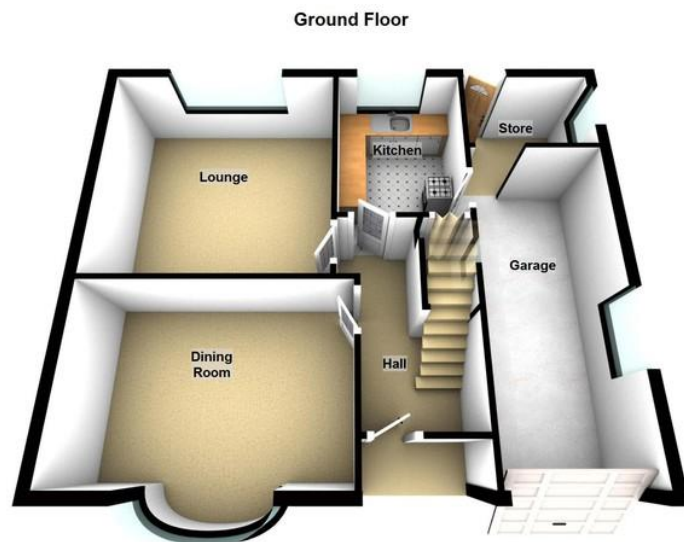
With two piece suite comprising panelled bath, wash hand basin, airing cupboard, obscure window.

WC

With low level WC.

EXTERNALLY

Off road parking is by means of a flagged driveway and garage. There is a garden forecourt with lawn and an enclosed rear garden with lawn and flagged patio.



ADDITIONAL INFORMATION

TENURE: Freehold, Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Chadderton Office

509 Middleton Road
Chadderton
Oldham
OL9 9SH

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

chadderton@kirkham-property.co.uk

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

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