



40 Lancaster Street

Chadderton, Oldham

Offers In Region Of £84,950

- Two Bedrooms
- Mid Terrace Property
- Spacious Kitchen/Diner
- Garden Forecourt/Rear Courtyard
- Modern bathroom
- Close to Metrolink
- Within Easy Reach of M60
- EPC Rating - E



Situated in a popular residential location is this two bedroom, garden fronted, mid terrace property convenient for the Metrolink network and approximately five minutes for the motorway network. This well presented property comprises: entrance, lounge and kitchen/diner to the ground floor with master bedroom, second bedroom and modern bathroom to the first floor. Garden forecourt and an enclosed rear courtyard with flagged patio.

ENTRANCE VESTIBULE

With uPVC double glazed entrance door.

LOUNGE

13' 7" x 12' 10" (4.14m x 3.91m) With feature fireplace, fitted carpeting, recessed alcoves, radiator, uPVC double glazed window.

KITCHEN/DINER

13' 7" x 13' 3" (4.14m x 4.04m) With fitted wall and base units, work tops, four ring gas hob, electric oven, stainless steel sink unit, plumbed for washing machine and tumble dryer, recessed spotlights, vinyl floor covering, walk in under stairs storage, uPVC double glazed window, uPVC double glazed door.

FIRST FLOOR LANDING

MASTER BEDROOM

13' 7" + alcoves x 12' 10" (4.14m x 3.91m) With over stairs storage, radiator, uPVC double glazed window.

BEDROOM

11' 0" x 7' 5" (3.35m x 2.26m) With over stairs storage, radiator, uPVC double glazed window.

BATHROOM

With three piece suite in white comprising panelled bath, wash hand basin, low level w.c., radiator, tiled walls, tiled floor, obscure window.

EXTERNALLY

There is a garden forecourt with low brick boundary walls and an enclosed rear garden with flagged patio, artificial lawn, borders and boundary walls.

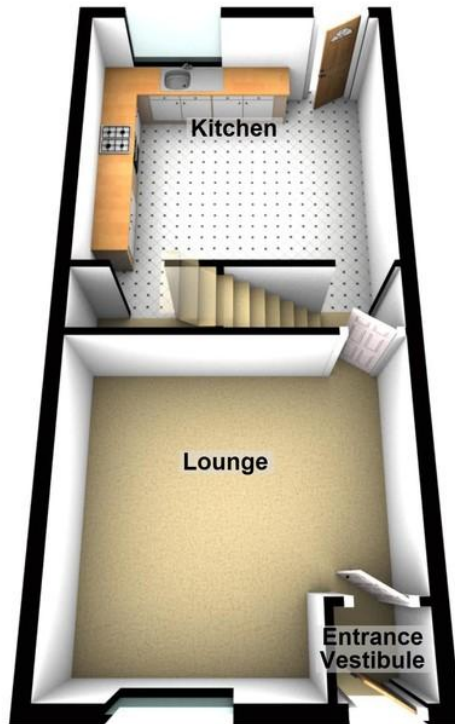
ADDITIONAL INFORMATION

TENURE: Leasehold, ground rent £2.00 p.a. Solicitor to confirm details.

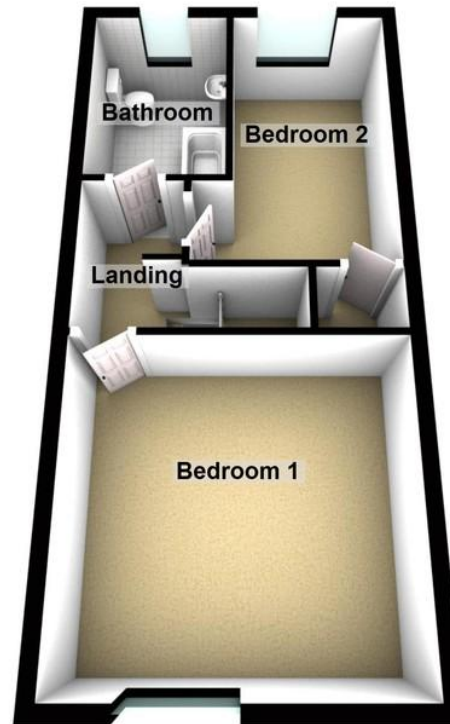
COUNCIL BAND:A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



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