

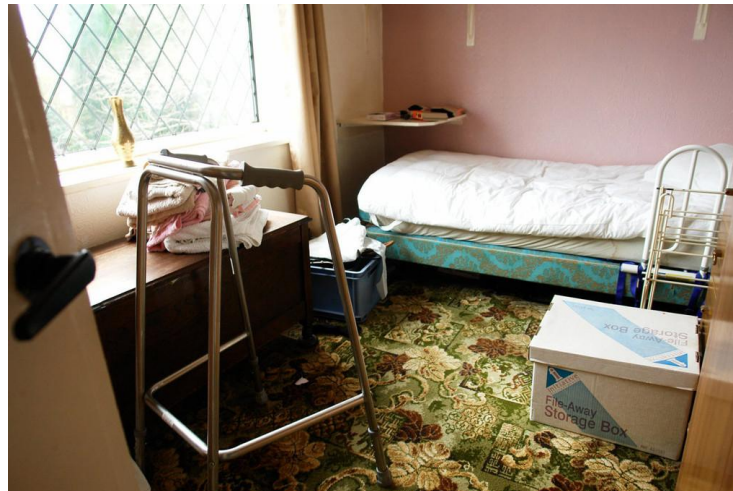


Enfield Avenue

Oldham

£115,000

- Extended Semi Detached
- Three Bedrooms
- Lounge and Dining Room
- Shower Room
- Garage/Drive
- Gardens to Front, Side & Rear
- Requires Some Modernisation
- EPC Rating-F



Situated in a convenient residential location giving access to Oldham, Ashton and Manchester is this extended, three bedroom semi detached property with off road parking by means of a drive and a detached brick built garage. The living accommodation, which requires modernisation, comprises: entrance hallway, lounge, dining room, kitchen, w.c., shower room and three bedrooms. Externally there are gardens to front, side and rear. The property benefits from electric storage heaters and uPVC double glazing.

ENTRANCE HALLWAY

With uPVC double glazed entrance door, wall heater, fitted carpeting.

LOUNGE

18' 1" x 11' 2" (5.51m x 3.4m) With gas fire, fitted carpeting, window.

DINING ROOM

10' 8" x 7' 6" max (3.25m x 2.29m) With wall heater, fitted carpeting, window.

W.C.

With two piece suite comprising low level w.c., wash hand basin.

KITCHEN

9' 2" x 6' 8" (2.79m x 2.03m) With fitted wall and base units, work tops, free standing cooker, sink unit with drainer, plumbed for washing machine, window, hardwood door.

FIRST FLOOR LANDING

With fitted carpeting, storage heater, access to the loft.

BEDROOM ONE

11' 3" x 10' 6" max (3.43m x 3.2m) With fitted carpeting,

window.

BEDROOM TWO

11' 3" x 7' 6" (3.43m x 2.29m) With fitted carpeting, window.

BEDROOM THREE

7' 8" x 7' 8" max (2.34m x 2.34m) With window.

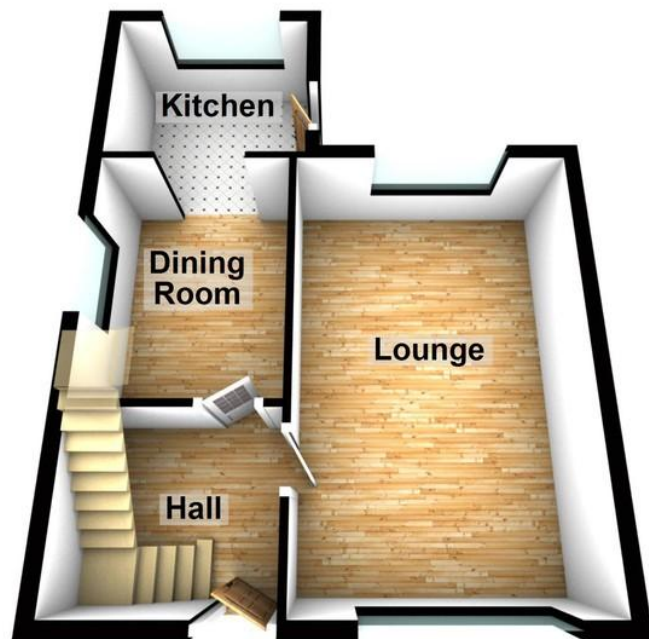
WET ROOM

7' 5" x 6' 5" (2.26m x 1.96m) With two piece suite comprising low level w.c., wash hand basin, electric shower, tiled walls, obscure window.

GARAGE/DRIVE

Off road parking is by means of a drive and a detached brick built garage.

Ground Floor



First Floor



EXTERNALLY

There is a low maintenance, flagged front garden, side garden and an enclosed low maintenance flagged rear garden.

ADDITIONAL INFORMATION

TENURE: Leasehold, Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.