



Manchester Road

Shaw, Oldham

£114,950

- Mid Terraced House
- Two Reception Rooms
- Three Bedrooms
- Modern Fitted Kitchen
- Garden Forecourt and Rear Courtyard
- Garage
- Close To Local Amenities
- EPC Rating - E



A lovely three bedroom garden fronted character terraced property located in the heart of Shaw and within walking distance to all its associated amenities and public transport links. Accommodation comprises entrance porch, hallway, sitting room, lounge and kitchen to the ground floor and three bedrooms plus a further 9ft storage room and a family bathroom to the first floor. Externally there is a rear courtyard and a garage. Call us today to arrange a viewing.

#### ENTRANCE PORCH

With composite entrance door, fuse box, gas point.

#### HALLWAY

With staircase rising to the first floor, radiator.

#### LOUNGE

13' 1" x 11' 1" (3.99m x 3.38m) With front aspect uPVC double glazed window with blinds, uPVC window sills, radiator, ornate ceiling.

#### SITTING ROOM/DINING ROOM

15' 0" x 11' 7" (4.57m x 3.53m) With rear aspect uPVC double glazed window, gas fire with stone surround and hearth, radiator, two wall lights, back boiler.

#### KITCHEN

8' 8" x 7' 5" (2.64m x 2.26m) Fitted with wall and base units in high gloss, worktops, plumbing for a washing machine, Bosch oven, electric hob, chimney hood extractor fan, under stairs storage cupboard, tiled floor covering, uPVC double glazed window and aluminium door to the rear.

#### LANDING

Galleried landing with loft access.

#### BEDROOM ONE

13' 2" x 9' 6" (4.01m x 2.9m) With front aspect uPVC triple glazed window, radiator.

#### BEDROOM TWO

10' 1" x 9' 9" (3.07m x 2.97m) With rear aspect uPVC double glazed window with blinds, fitted carpeting, radiator.

#### BEDROOM THREE

9' 8" x 5' 4" (2.95m x 1.63m) With front aspect uPVC triple glazed window, radiator.

#### STORAGE ROOM

9' 7" x 4' 6" (2.92m x 1.37m) This area can be opened up to bedroom two, radiator.

#### BATHROOM

Fitted with a three piece suite in white comprising panelled bath with shower over, low level w.c, wash hand basin with mixer tap and cupboard below, fully tiled walls, vinyl floor covering, obscure uPVC double glazed window.

#### GARAGE



With up and over door, light, power and door leading to the rear yard.

#### EXTERNALLY

To the front of the property there are shrub borders with a pathway leading to the front door. The enclosed rear courtyard has brick retaining walls, door into garage and a gate to the rear.

#### ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: B

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 and 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.