



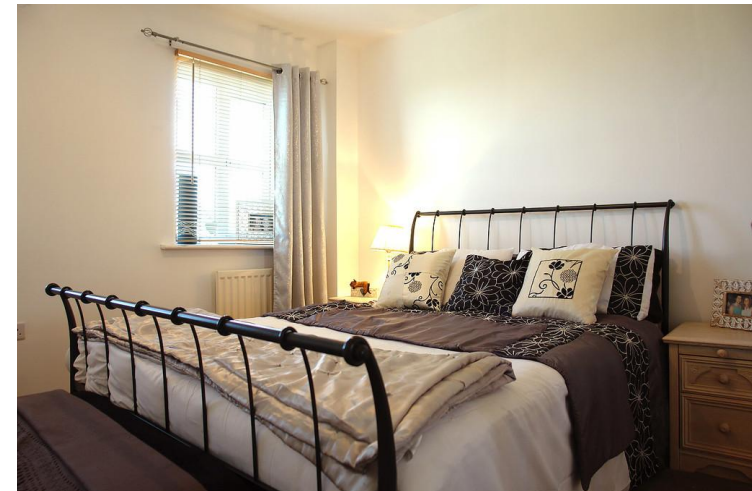
Sidlaw Close

Oldham

Offers In Excess Of £145,000

- Well Presented Three Storey Mid Town House
- Three Bedrooms
- Modern Kitchen Diner
- Two Car Park Spaces

- Enclosed Rear Garden
- Tastefully Decorated
- Convenient Location
- EPC Rating - B



Conveniently situated for access to Oldham, Rochdale, Manchester and Ashton is this three bedroom well presented, three storey mid town house. The living accommodation comprises: entrance vestibule, lounge and modern kitchen diner to the ground floor, two bedrooms and bathroom to the first floor and master bedroom to the second floor. Externally there is a small pebble area to the front of the property and an enclosed rear garden which is Westerly facing and gets the sun most of the day. Off road parking is by means of two allocated parking spaces. Benefits from uPVC double glazing with combi gas central heating.

ENTRANCE VESTIBULE

With uPVC door.

LOUNGE

19' 5" x 11' 7" (5.92m x 3.53m) With uPVC double glazed window, laminate floor covering, radiator, open plan to kitchen/diner, staircase rising to the first floor with storage cupboard below.

KITCHEN/DINER

11' 6" x 10' 10" (3.51m x 3.3m) With modern fitted wall and base units, electric double oven, induction hob, extractor, integrated fridge freezer, pull out larder storage cupboard, plumbed for washing machine, dishwasher, microwave, radiator, uPVC double glazed window with laminate floor.

FIRST FLOOR LANDING

With storage cupboard, laminate floor covering.

BEDROOM ONE

11' 8" x 11' 7" (3.56m x 3.53m) With laminate floor, radiator with uPVC double glazed window.

BEDROOM TWO

10' x 6' 8" (3.05m x 2.03m) With laminate floor, radiator, storage cupboard/wardrobe, uPVC double glazed window.

BATHROOM

9' 5" x 4' 6" (2.87m x 1.37m) With three piece suite in white comprising shower mixers, chrome towel radiator, splash back tiling, uPVC double glazed obscure window.

SECOND FLOOR

MASTER BEDROOM

29' 0" x 11' 6" (8.84m x 3.51m) With three uPVC double glazed windows, two radiators, dressing area, access to a fully boarded loft.

ENSUITE

Fitted with a three piece suite comprising shower cubicle, low level w.c, wash hand basin, radiator.

EXTERNALLY

Off road parking is by means of two allocated parking spaces. Externally to the rear of the property there is an enclosed garden that is Westerly facing and gets the sun most of the day it has a decked patio area and artificial grass.

ADDITIONAL INFORMATION

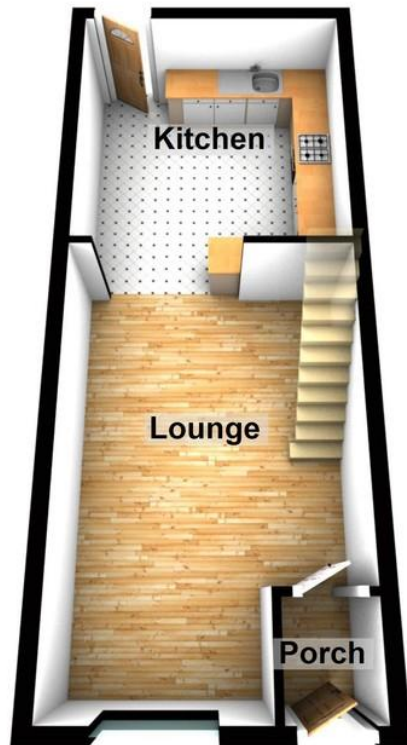
TENURE: Leasehold, 876 years remaining

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents



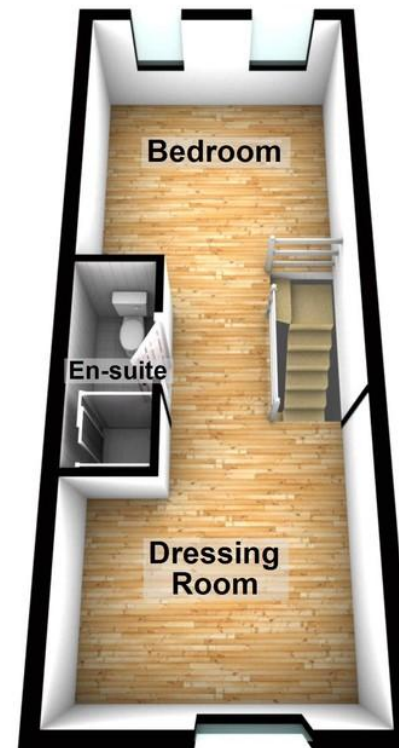
Ground Floor



First Floor



Second Floor



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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 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.