



Sands Avenue
Chadderton, Oldham

£184,950

- Link Detached House
- Three Fitted Bedrooms
- Two Reception Rooms
- Conservatory
- Extended To The Ground Floor
- South Facing Private Garden
- Close to Mills Hill Station
- No Chain



This is a spacious extended link detached property where the original garage has been converted into an entrance hall, utility area and a separate dining room at rear, extended further and with a conservatory. The layout offers great privacy and ground floor space and there is a private south facing rear garden with decked patio area. Located within easy reach of local amenities, transport links and Mills Hill train station providing easy access to Manchester centre. NB Most of the furniture and appliances are available for purchase is required.

ENTRANCE PORCH

With uPVC double glazed window and front entrance door.

UTILITY ROOM

8' 6" x 6' 3" (2.59m x 1.91m) With Composite door into hallway, fitted cupboards and plumbed for a washing machine and dryer

HALLWAY

Composite door and radiator

WC

With low level w.c., wash hand basin.

KITCHEN

11' 8" x 10' 3" (3.56m x 3.12m) With fitted wall and base units, worktops, freestanding electric cooker, plumbed for a dishwasher, one and a half bowl stainless steel sink unit with mixer tap, splash back tiling, breakfast bar, radiator, uPVC double glazed window.

LARGE LOUNGE

16' 5" x 15' 4" (5m x 4.67m) Spacious family lounge with uPVC double glazed window, laminate floor covering, radiator, feature fireplace with gas living flame fire, patio doors leading into the conservatory.

CONSERVATORY

15' 1" x 7' 4" (4.6m x 2.24m) Entered from lounge and dining room this is a uPVC constructed conservatory with laminate floor covering, window blinds, radiator, door leading into rear garden.

DINING ROOM

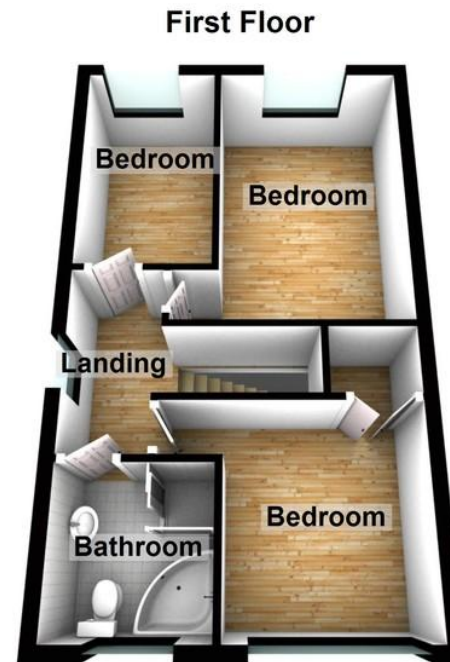
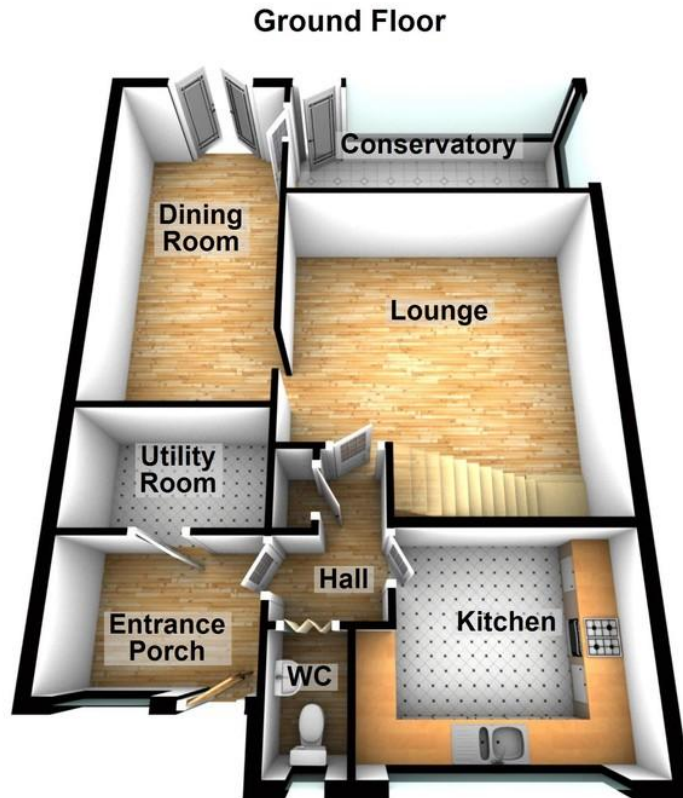
19' 11" x 15' 0" (6.07m x 4.57m) With uPVC double glazed French doors with fitted blinds leading into the rear garden, laminate floor covering, spotlighting, radiator.

LANDING

With fitted carpeting, uPVC double glazed window.

BEDROOM ONE

10' 8" x 9' 10" (3.25m x 3m) With uPVC double glazed window, a range of fitted wardrobes, laminate floor covering, radiator, loft access.



BEDROOM TWO

12' 8" x 9' 1" (3.86m x 2.77m) With uPVC double glazed window, a range of fitted wardrobes, laminate floor covering, radiator.

BEDROOM THREE

9' 9" x 6' 3" (2.97m x 1.91m) With uPVC double glazed window, a range of fitted wardrobes, laminate floor covering, radiator.

EXTERNALLY

To the front of the property there is a screen printed driveway providing off road parking and a lawn area with flower borders. The rear garden has a flagged patio area, decked area and lawn.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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