

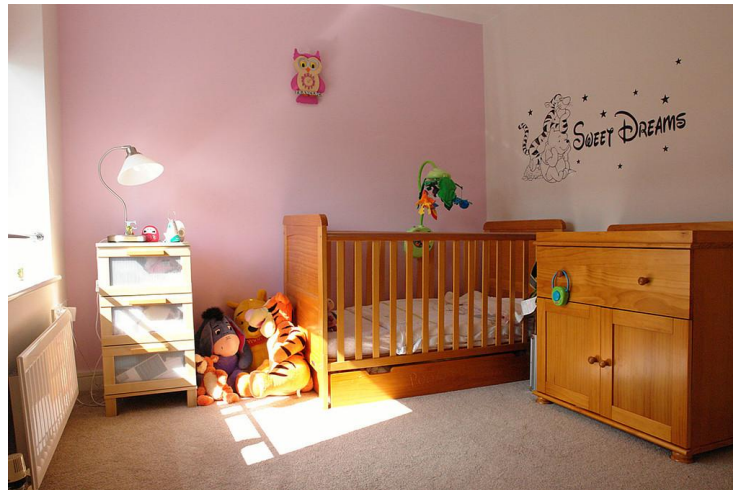


99 Prince Charlie Street

Derker, Oldham

£92,950

- End Town House
- Two Bedrooms
- Kitchen/Diner
- Shower Room& Bathroom
- Tastefully Decorated
- Gardens Front and Rear
- GCH & uPVC Double Glazing
- EPC Rating - C



A two bed end town house benefiting from uPVC double glazing and gas central heating. The property is tastefully decorated throughout and briefly comprises of an entrance porch, lounge, kitchen/diner and shower room to the ground floor and two bedrooms and bathroom to the first floor. There are gardens to both the front and rear of the property. Close to local shops and amenities and with easy access to Oldham Town Centre.

ENTRANCE PORCH

With fitted carpet, uPVC double glazed door unit and door into lounge.

LOUNGE

15' 0" x 12' 5" (4.57m x 3.78m) With fitted carpet, radiator, under stairs storage and double doors leading into the dining kitchen.

KITCHEN/DINER

10' 4" x 7' 3" (3.15m x 2.21m) With fitted wall and base units, electric oven, gas hob, extractor fan, stainless steel single sink unit, plumbing for a washing machine, radiator and vinyl floor covering. Door leading into back vestibule with a uPVC back door.

DOWNSTAIRS SHOWER ROOM

With shower, wc, wash hand basin, vinyl floor covering and a radiator.

BEDROOM ONE

12' 5" x 9' 0" (3.78m x 2.74m) With fitted carpet, window blinds and a ceiling fan light.

BEDROOM TWO

12' 5" x 8' 8 (max)" (3.78m x 2.64m) With fitted carpet, window blinds, storage cupboard and radiator.

BATHROOM

6' 6" x 6' 2" (1.98m x 1.88m) Fitted with a white three piece suite comprising of bath, wc, wash hand basin, shower over bath, partly tiled walls, vinyl floor covering and radiator.

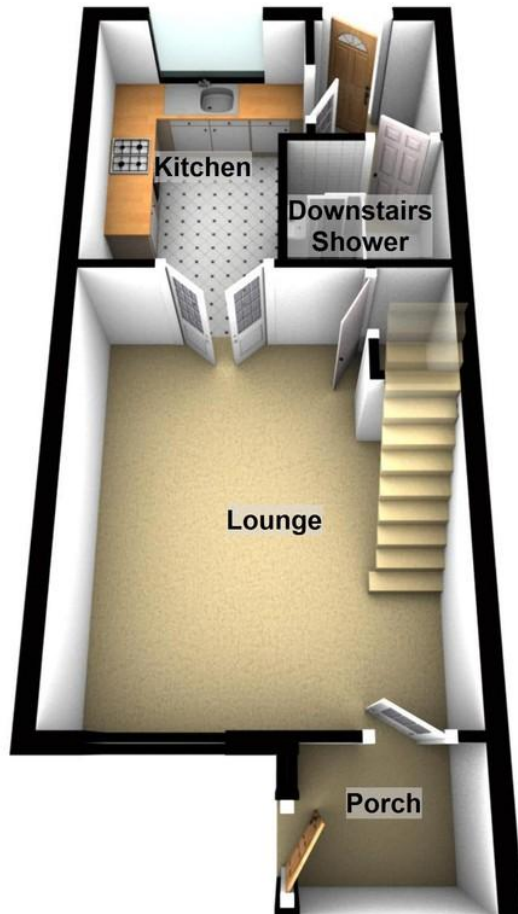
LANDING

With fitted carpet, radiator and loft access.

EXTERNALLY

To the rear there is a garden with a flagged patio area and lawn.

Ground Floor



First Floor



ADDITIONAL INFORMATION

TENURE: Leasehold, ground rent £150 p.a.Solicitor to confirm details.

COUNCIL BAND: A

SERVICE CHARGE: £29 p.c.m.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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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 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