



65 Rydal Avenue

Chadderton, Oldham

£154,950

- Semi Detached Property
- Three Bedrooms, One Fitted
- Kitchen Diner
- Gardens Front and Rear
- Driveway Parking
- North Chadderton
- Good Local Schools
- EPC Rating-E



Within the catchment area for good local schools is this three bedroom, semi detached property with off road parking by means of a driveway to the side of the property. The accommodation comprises: entrance vestibule, lounge with bay window and fitted kitchen diner to the ground floor. There are three bedrooms, one fitted, and bathroom to the first floor. Externally there is a garden forecourt and an enclosed rear garden with patio areas. Close to Chadderton Park, canal walks, railway network at Mills Hill and just a five minute drive to the motorway network.

ENTRANCE VESTIBULE

With hardwood entrance door, fitted carpeting, fitted storage cupboards.

LOUNGE

18' 1" x 11' 5" into bay (5.51m x 3.48m) With electric coal effect fire, feature fireplace, fitted carpeting, radiator, bay window.

KITCHEN DINER

14' 4" x 8' 10" (4.37m x 2.69m) With fitted wall and base units, work tops, electric double oven, halogen hob, stainless steel extractor, sink unit with drainer, plumbed for washing machine and dishwasher, splash back tiling, pantry storage cupboard, radiator, wood floor, patio doors leading to the garden.

FIRST FLOOR LANDING

With fitted carpeting, access to the boarded loft with light and power via pull down ladders.

BEDROOM ONE

14' 1" x 8' 2" (4.29m x 2.49m) With fitted carpeting, radiator, window with blinds.

BEDROOM TWO

10' 2" x 8' 2" (3.1m x 2.49m) With fitted wardrobes, fitted carpeting, radiator, window with blinds.

BEDROOM THREE

9' 3" x 6' 1" (2.82m x 1.85m) With fitted carpeting, radiator, airing cupboard, window.

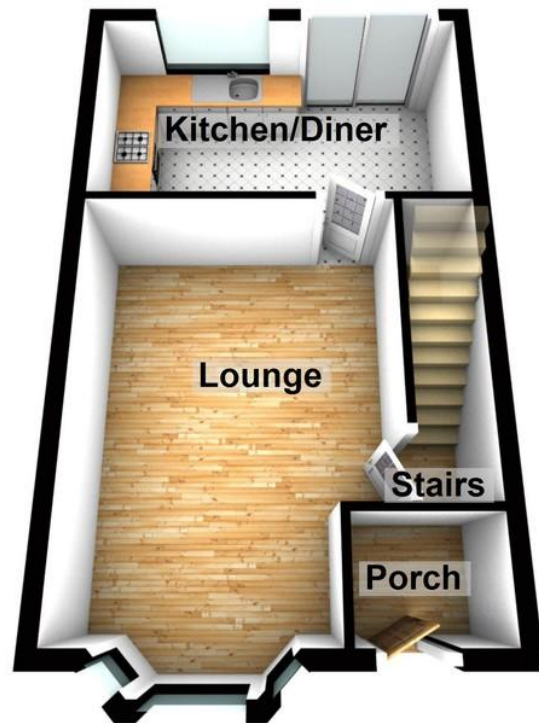
BATHROOM

6' 4" x 5' 10" (1.93m x 1.78m) With three piece suite in white comprising panelled bath, wash hand basin, low level w.c., electric shower over the bath, chrome towel radiator, spotlights, laminate floor covering, obscure window with blinds.

EXTERNALLY

Off road parking is by means of a driveway to the side of the property. There is a garden forecourt and an enclosed rear garden with two flagged patio areas, borders, lawn and timber store shed.

Ground Floor



First Floor



ADDITIONAL INFORMATION

TENURE: Freehold, Solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Chadderton Office

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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