



Laburnum Avenue

Chadderton, Oldham

£114,950

- Semi Detached House
- Spacious Lounge/Diner
- Fitted Kitchen
- Walk In Shower Room

- Two Bedrooms
- Gardens To The Front, Side & Rear
- No Chain
- EPC Rating - D



No Chain - Ideally located close to local shops, amenities, public transport links and just a short drive to the motorway networks is this semi detached house. Benefitting from part uPVC, part hardwood double glazed windows and gas central heating via a combi boiler. Internally accommodation comprises: entrance hallway, lounge/diner and kitchen to the ground floor and two bedrooms and a walk in shower room to the first floor. Externally there are gardens to the front, side and rear.

ENTRANCE HALLWAY

With hardwood entrance door, fitted carpeting, radiator.

LOUNGE/DINER

20' 3" x 14' 2 (max)" (6.17m x 4.32m) With hardwood double glazed window, two radiators, fire with surround, fitted carpeting.

KITCHEN

9' 2" x 8' 8" (2.79m x 2.64m) With fitted wall and base units, worktops, free standing electric cooker, stainless steel sink unit, radiator, vinyl floor covering, double glazed window and hardwood door to rear.

LANDING

With fitted carpeting, double glazed window to the side.

BEDROOM ONE

17' 5" x 9' 6 (max)" (5.31m x 2.9m) With two double glazed windows, fitted carpeting, radiator.

BEDROOM TWO

11' 5" x 9' 10" (3.48m x 3m) With double glazed window, fitted carpeting, radiator, fitted storage cupboards, loft access.

WALK IN SHOWER ROOM

5' 9" x 4' 9" (1.75m x 1.45m) With electric shower, low level w.c., wash hand basin, fully tiled walls and floor, obscure double glazed window.

EXTERNALLY

There is a garden to the front and side of the property with a good size lawn area and a large garden to the rear.

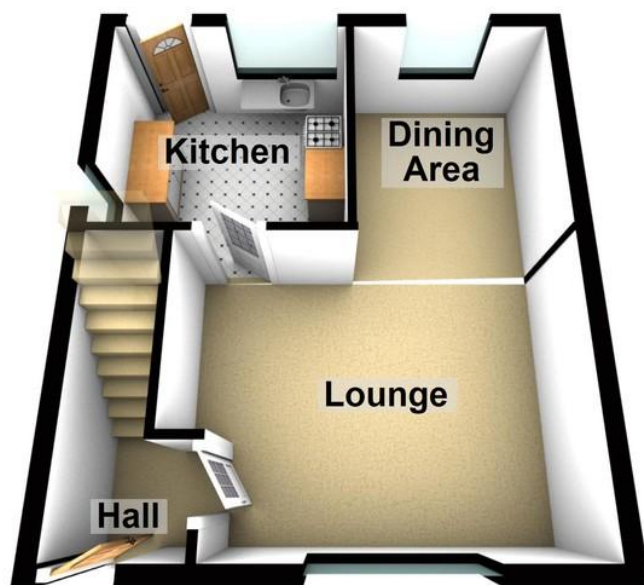
ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

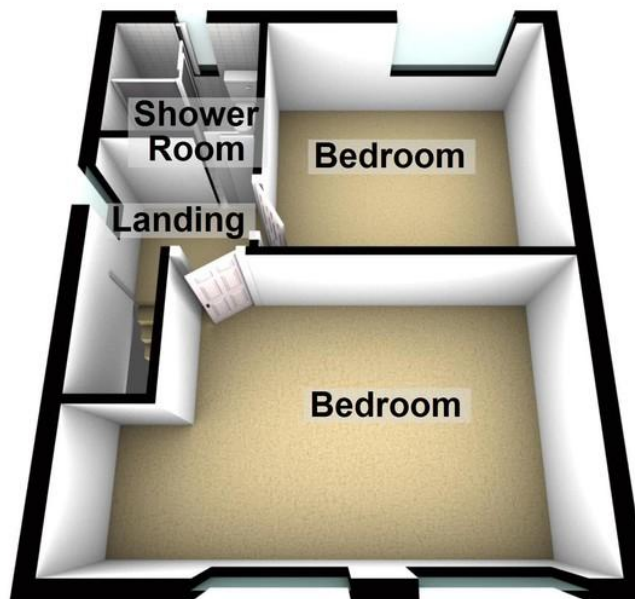
COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



Chadderton Office

509 Middleton Road
Chadderton
Oldham
OL9 9SH

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

chadderton@kirkham-property.co.uk

0161 626 5688

Out of hours telephone service

Monday – Thursday 8:30am – 8pm

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 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.