



254 Heron Street, Oldham, Lancashire, OL8 4NB

Ideal FTB/Young Family Property: Three bedroom end townhouse. Benefits from off road parking by means of a garage. Convenient for access to Oldham, Manchester, Metrolink and the M60/M62. Garden forecourt and enclosed rear garden. Gas central heating, double glazing, cavity wall insulation and alarm system.

OFFERS OVER £80,000

IDEAL FTB/ YOUNG FAMILY PROPERTY: This three bedroom, garden fronted, end townhouse has the benefits of off road parking by means of a garage to the rear of the property. Convenient for access to Oldham, Manchester, Metrolink and the M60/M62. Local schools within walking distance including Hulme Grammar School, Oasis Academy and Spring Brook School. The living accommodation comprises entrance hallway, lounge with wood burning stove, fitted kitchen/diner to the ground floor. There are three bedrooms and bathroom with electric shower to the first floor. Externally there is a garden forecourt and to the rear an enclosed garden with lawn and decked patio. The property benefits from gas central heating, double glazing, cavity wall insulation and an intruder alarm system.

ENTRANCE HALL With uPVC double glazed entrance door.

LOUNGE 12' 10" x 14' 5 max" (3.91m x 4.39m) With wood burning stove set in chimney breast, fitted carpeting, radiator, uPVC double glazed window.

KITCHEN/DINER 11' 5" x 14' 5" (3.48m x 4.39m) With fitted modern style high gloss wall and base units, work tops, stainless steel sink unit, plumbed for washing machine, boiler, pantry storage, cooker point, two uPVC double glazed windows and door to rear leading to the garden.

FIRST FLOOR LANDING With uPVC double glazed window to the side.

BEDROOM ONE 12' 11" x 9' 11" (3.94m x 3.02m) With built in storage cupboards, uPVC double glazed windows.

BEDROOM TWO 11' 4" x 9' 11" (3.45m x 3.02m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM THREE/OFFICE 6' 4" x 6' 11" (1.93m x 2.11m) With fitted carpeting, radiator, uPVC double glazed window.

BATHROOM 6' 11" x 6' 11" (2.11m x 2.11m) With three piece suite in white comprising panelled bath, pedestal wash hand basin, low level w.c., splash back tiling, radiator, electric shower, shower screen, spotlights.

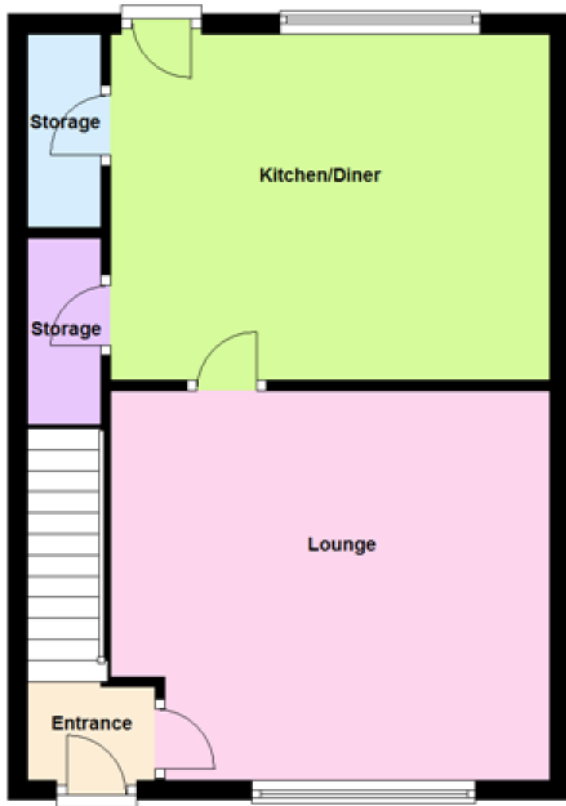
EXTERNALLY To the front there is a garden forecourt and to the rear an enclosed garden with lawn, decked patio area. Off road parking is by means of a garage with up and over door, accessed from the side street.

ADDITIONAL INFORMATION TENURE: Solicitor to advise.
COUNCIL BAND: A **VIEWING ARRANGEMENTS:** Strictly by appointment with the agents.

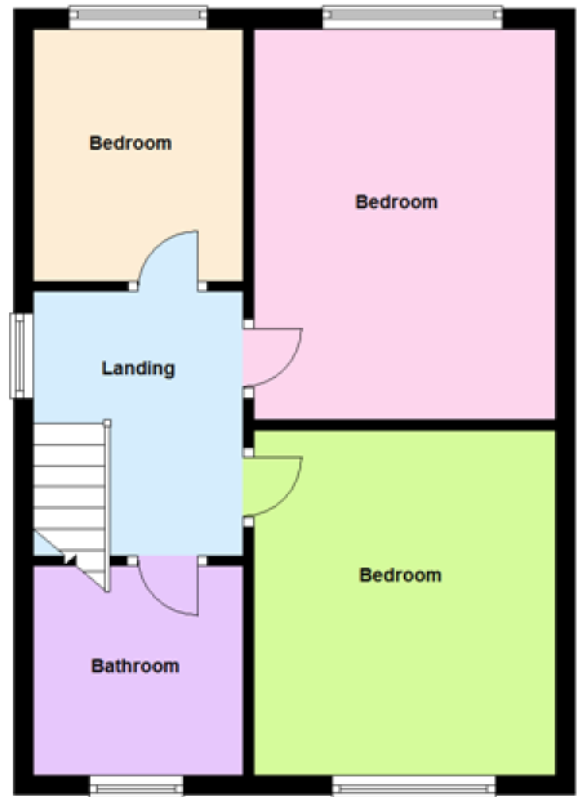
Location

From Oldham proceed along Manchester Road in the direction of Manchester. Continue for approximately one mile before turning left onto Heron Street.

Ground Floor
Approx. 421.5 sq. feet



First Floor
Approx. 421.5 sq. feet



Total area: approx. 843.1 sq. feet

Additional information and viewing

Services: None of the services have been tested by the agent.
Viewing strictly by appointment with Alan Kirkham.

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