



- Semi Detached Property
- Three Bedrooms
- Lounge & Dining Kitchen
- Downstairs WC
- Family Bathroom
- Off Road Parking
- Landscaped Gardens
- Sold As A 65% Share

44 Water Mill Avenue
Oldham, OL9 9FZ

£211,250

A stunning, three bedroom semi detached property, located on this popular development, close to Chadderton. Being sold as a 65% share, the accommodation comprises of an entrance hall, downstairs WC, lounge and an open plan dining kitchen. To the first floor there are three good sized bedrooms and a family bathroom. Externally there is off road parking for two cars, whilst to the rear there is a recently landscaped garden with artificial turf, flagged patio area and garden room. A superb family home. Rent, management charges and insurance £284.15 PCM.

Ground Floor

Entrance Hall 12' 3" x 4' 1" (3.73m x 1.24m)

Radiator, wood effect flooring, stairs to first floor.

Downstairs WC 6' 2" x 2' 9" (1.88m x 0.84m)

Low level WC, wash basin, radiator, window to front.

Lounge 17' 0" x 10' 6" (5.18m x 3.20m)

Media wall with feature fire, radiator, window to front.

Dining Kitchen 18' 2" x 13' 1" (5.53m x 3.98m)

Fitted with a range of base and eye level units incorporating a sink and drainer, gas hob with extractor over, double oven, built in fridge freezer, washing machine and dishwasher, storage cupboard, spot lighting, window to rear, French doors to garden.



First Floor

Landing

Built in airing cupboard, access to loft area.

Bedroom One 11' 1" x 10' 2" (3.38m x 3.10m)

Fitted wardrobes, radiator, window to front.

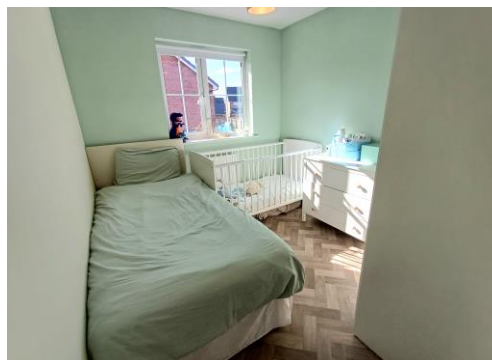


Bedroom Two 9' 8" x 8' 5" (2.94m x 2.56m)

Radiator, window to rear.

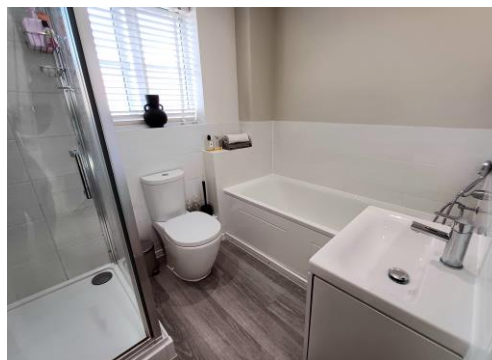
Bedroom Three 9' 3" x 8' 0" (2.82m x 2.44m)

Fitted cupboard, radiator, window to rear.



Bathroom 7' 7" x 6' 2" (2.31m x 1.88m)

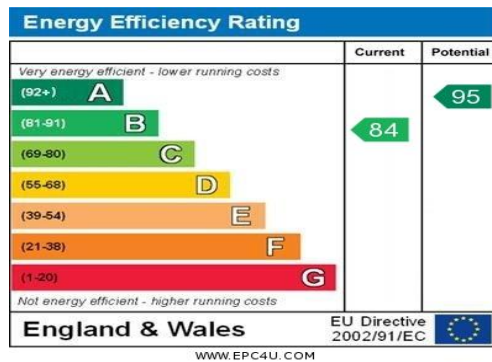
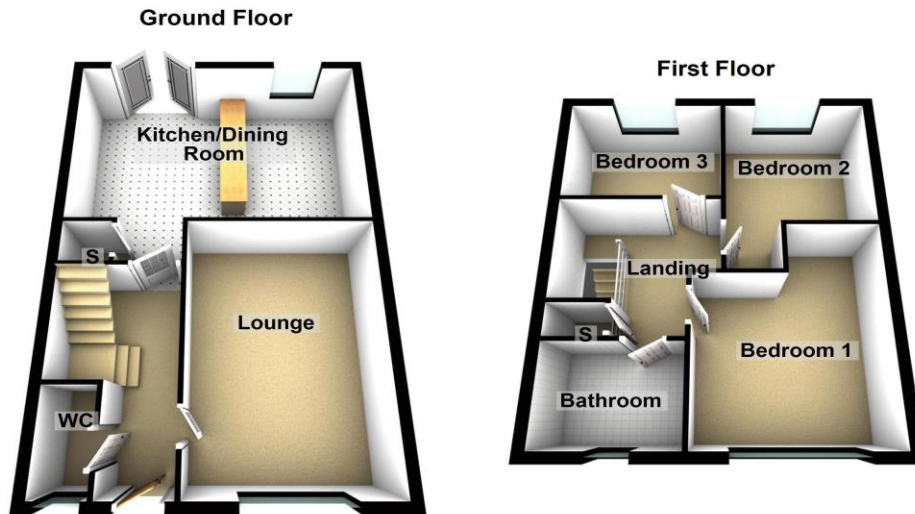
Suite comprises of a low level WC, wash basin, panelled bath, separate shower cubicle, towel radiator, part tiled walls, window to front.



External

To the front there is a driveway, providing off road parking for two vehicles, whilst to the rear there is a recently landscaped garden, with artificial turf, flagged patio area and garden room which has light and power





Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details.

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