



- Semi Detached Property
- Three Bedrooms
- Lounge & Dining Kitchen
- Downstairs WC
- Family Bathroom
- Off Road Parking
- Garden
- Sold As A 35% Share

38 Water Mill Avenue  
Oldham, OL9 9FZ

£105,000 for a 3% share

A well presented semi detached property, located on this popular development, close to Chadderton. Being sold as a 35% 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 a driveway providing off parking for two cars, with side access to the rear garden and patio area. Rent, service/management charge and insurance £476.58 PCM. Lease 121 years.

### Ground Floor

**Entrance Hall** 5' 7" x 4' 7" (1.70m x 1.40m)  
Radiator, stairs to first floor.

**Lounge** 15' 8" x 12' 3" (4.77m x 3.73m)  
Radiator, window to front.

**Downstairs WC** 5' 7" x 3' 11" (1.70m x 1.19m)  
Low level WC, wash basin, radiator.

**Dining Kitchen** 16' 0" x 13' 10" (4.87m x 4.21m)  
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, space for washing machine, radiator, spot lighting, French doors to garden.

### First Floor

**Landing**  
Radiator, access to loft area.



**Bedroom One** 15' 7" x 9' 8" (4.75m x 2.94m)

Radiator, storage cupboard, window to front.



**Bedroom Two** 13' 2" x 8' 4" (4.01m x 2.54m)

Fitted wardrobes, radiator, window to rear.

**Bedroom Three** 11' 9" x 7' 7" (3.58m x 2.31m)

Radiator, window to rear.

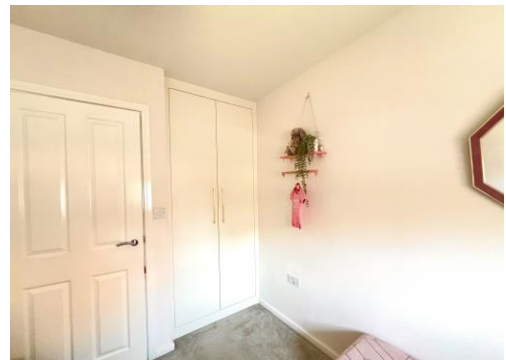
**Bathroom** 8' 6" x 6' 6" (2.59m x 1.98m)

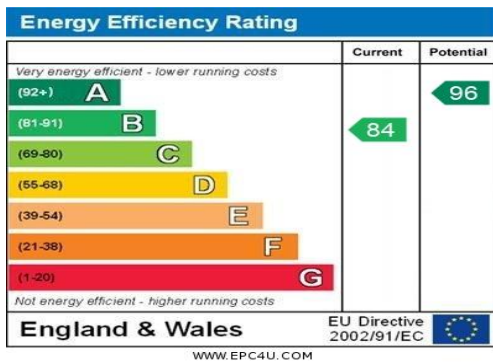
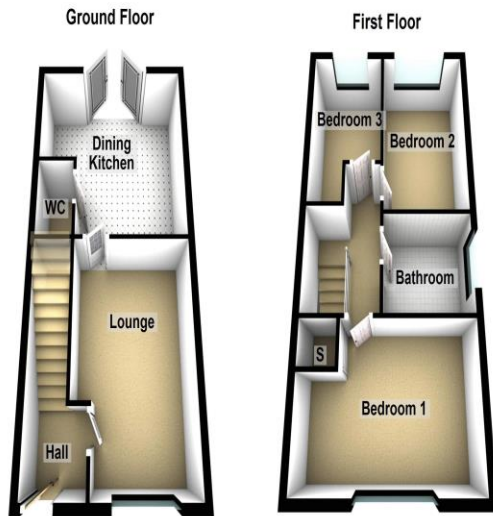
Suite comprises of a low level WC, wash basin, panelled bath, separate shower cubicle, towel radiator, part tiled walls, spot lighting, window to side.



### External

Externally there is a driveway providing off parking for two cars, with side access to the rear garden and patio area.





**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. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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