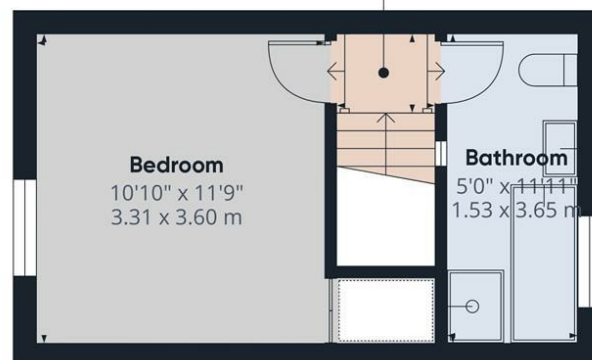


Ground Floor

Landing
3'6" x 3'1"
1.09 x 0.96 m



Floor 1

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Approximate total area⁽¹⁾

514.73 ft²
47.82 m²

Reduced headroom

6.03 ft²
0.56 m²

(1) Excluding balconies and terraces

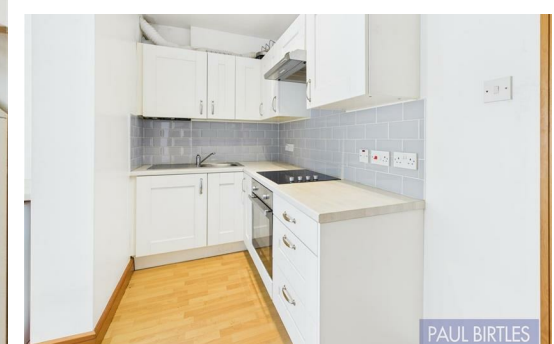
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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37 Oak Grove
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£200,000
Freehold



A ONE DOUBLE BEDROOM MID TERRACED PROPERTY Well presented and extended to the rear on the ground floor. Situated in a popular location that’s within an easy reach of the facilities available within Urmston town Centre. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Lounge, kitchen with built-in oven and hob and extended breakfast/utility room. Spacious, well appointed bathroom with shower. Small enclosed yard with a rear access gate. Freehold. No ongoing vendor chain. Must be viewed to be appreciated. Virtual Tour Available.

TO THE GROUND FLOOR

Lounge

With a feature entrance door and a double glazed window to the front. Radiator, laminate flooring and stairs leading off to the first floor rooms.

Kitchen

With a single drainer stainless steel sink unit with mixer tap and a range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Laminate flooring, radiator and opening to :

Breakfast Room

With a radiator and double glazed windows and exit door. Laminate flooring.

TO THE FIRST FLOOR

Landing

With a loft access point.

Bedroom

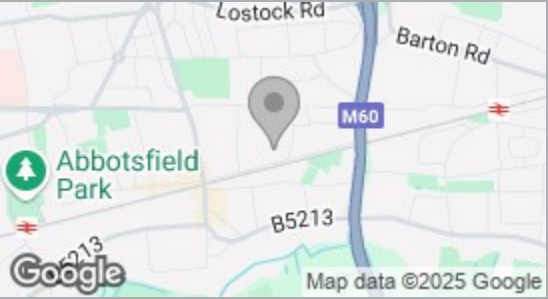
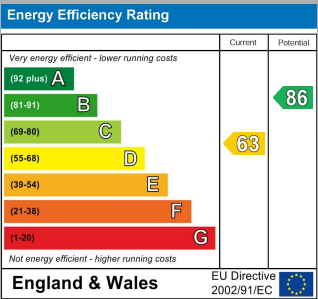
With a radiator and a double glazed window to the front. Built-in wardrobe/storage space.

Bathroom

With a white suite comprising panelled bath, wash bowl with mixer tap and storage space below and a low-level WC. There’s a separate, walk-in shower compartment, tiled areas and a double glazed window to the rear. Extractor fan and a chrome ladder radiator.

Outside

To the rear is a small, enclosed paved courtyard with a rear access gate.



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