

ALISTAIR STEVENS

CHADDERTON



Offers Over £180,000

99 Partridge Way, Oldham

- Semi Detached Property
- Ideal Starter Home
- Two Bedrooms
- Open Plan Lounge/Diner
- Modern Fitted Kitchen
- Family Bathroom
- Enclosed Rear Garden
- Open Aspects Beyond
- Driveway with Off-Road Parking
- Viewing Highly Recommended

This two bed roomed link detached property is an ideal starter home and is situated in a popular residential area of Chadderton within easy access of excellent local schools and amenities, public transport links including Mills Hill train station and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, open plan lounge/dining room, modern fitted kitchen, two double bedrooms and family bathroom. Externally to the front of the property is a lawn garden area with driveway providing off-road parking and leading to an attached garage with power and lighting, whilst to the rear of the property is an enclosed rear garden area which backs onto the canal with open aspects beyond and includes an Indian stone paved patio area and a lower lawned garden area. The property further benefits from UPVC double glazing and gas central heating and viewing is highly recommended.

Internal Accommodation

Entrance Porch :Via a UPVC double glazed entrance door with tiled flooring.

Open Plan Lounge/Dining Room : With laminate flooring, radiator, stairs leading to first floor, UPVC double glazed door to front elevation and UPVC double glazed French doors leading to rear garden.



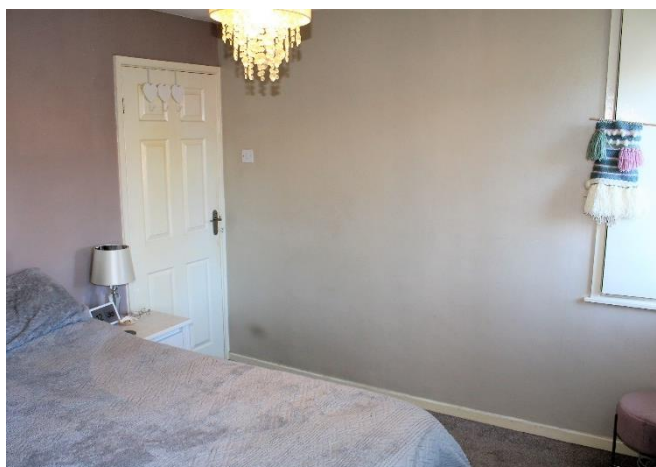
Kitchen : A modern range of wall and base units with solid wooden worktops, integrated oven with four ring halogen hob and extractor hood above, one and a half bowl stainless steel sink unit with mixer tap, tiled flooring, integrated dishwasher and UPVC double glazed window.



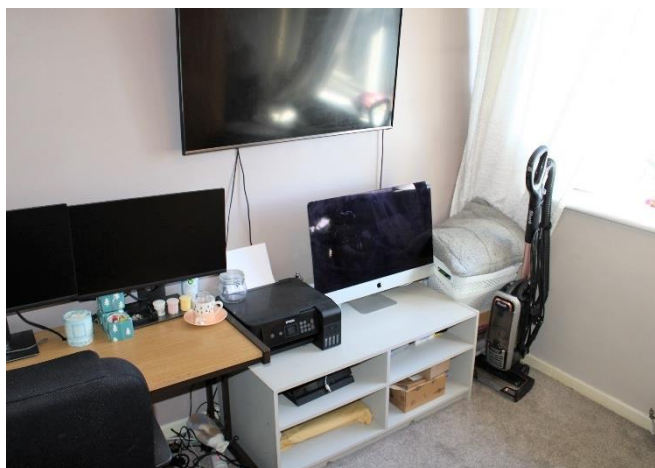
First Floor

Landing : With radiator and loft access hatch with loft ladders leading to a half-boarded loft area.

Bedroom One : A front double bedroom with radiator and two UPVC double glazed windows.



Bedroom Two : A rear double bedroom with radiator and UPVC double glazed window.



Bathroom WC : A modern bathroom suite comprising of bath with overhead shower, sink and WC, fully tiled walls and floor, towel radiator and UPVC double glazed window.



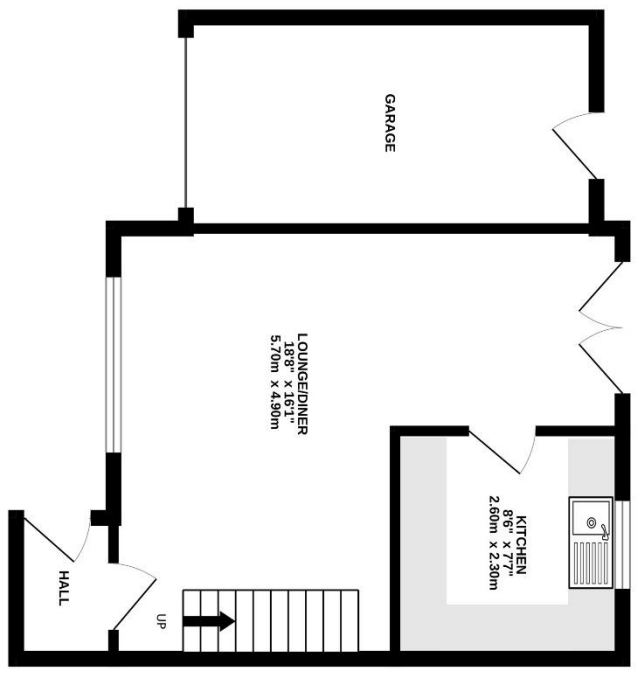
Outside

Externally to the front of the property is a lawn garden area with driveway providing off-road parking and leading to an attached garage with power and lighting, whilst to the rear of the property is an enclosed rear garden area which backs onto the canal with open aspects beyond and includes an Indian stone paved patio area and a lower lawned garden area.

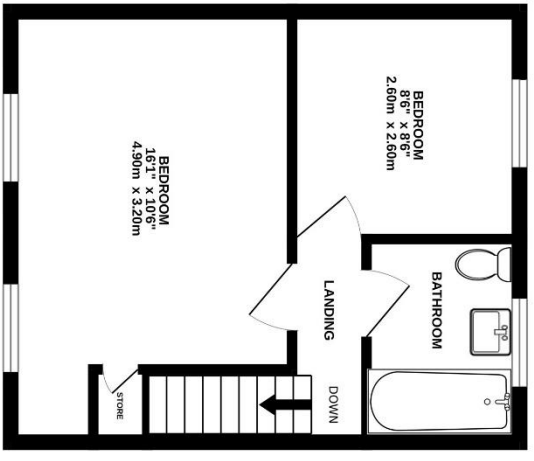


Floor Plan


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		90
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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Please contact the office before viewing the property.