

ALISTAIR STEVENS

CHADDERTON



Offers Over £140,000

5 Butterworth Street, Oldham, OL9 0JL

- NO CHAIN
- Ideal For FTB/Property Investors
- Two Double Bedrooms
- Lounge
- Kitchen Diner
- Modern Family Bathroom
- Enclosed Rear Yard
- Gated Rear Access
- Close To Amenities
- Viewing Highly Recommended

*****NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION***** This well presented two double bed roomed mid terrace property is ideal for a first time buyers or property developers and is situated within walking distance of Chadderton town centre and all its amenities, close to excellent local schools, public transport links and just a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance vestibule, lounge, kitchen diner, two double bedrooms and modern family bathroom. Externally to the rear of the property is an enclosed rear yard with flower borders and gated rear access. The property further benefits from UPVC double glazing and gas central heating. Viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE VESITBULE: Via a UPVC double glazed entrance door.

LOUNGE 13'11" (4.24m) x 13'1" (3.99m): With laminate flooring, radiator and UPVC double glazed window to front elevation.



KITCHEN DINER 13'11" (4.24m) x 11'6" (3.51m): Range of wall and base units, integrated double oven, five ring gas hob with extractor hood above, tiled flooring, ceramic sink with mixer tap, spotlights to ceiling, integrated fridge freezer, dishwasher and washing machine, understairs storage cupboard, radiator, UPVC double glazed window and UPVC double glazed door leading to rear garden.

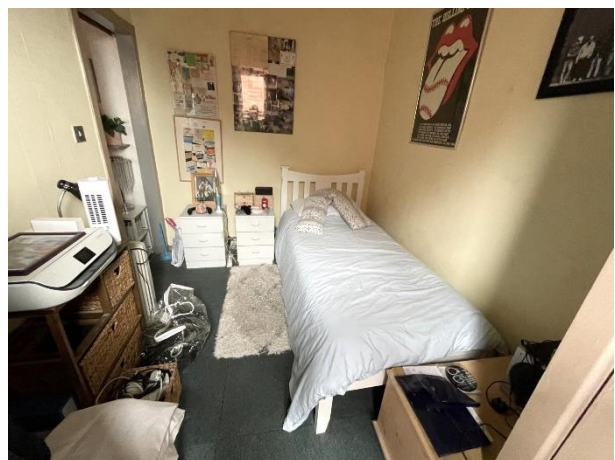


LANDING: With loft access hatch.

BEDROOM ONE 13'11" (4.24m) x 13'1" (3.99m): Front double bedroom with fitted wardrobes, cupboards and drawers, radiator and UPVC double glazed window.



BEDROOM TWO 11'6" (3.51m) x 8'2" (2.49m): Rear double bedroom with build in storage cupboard, radiator and UPVC double glazed window.



BATHROOM: Modern bathroom comprising of bath with overhead electric shower, vanity sink unit and WC, fully tiled walls and floor, towel radiator, UPVC ceiling with inset spotlights and UPVC double glazed window.

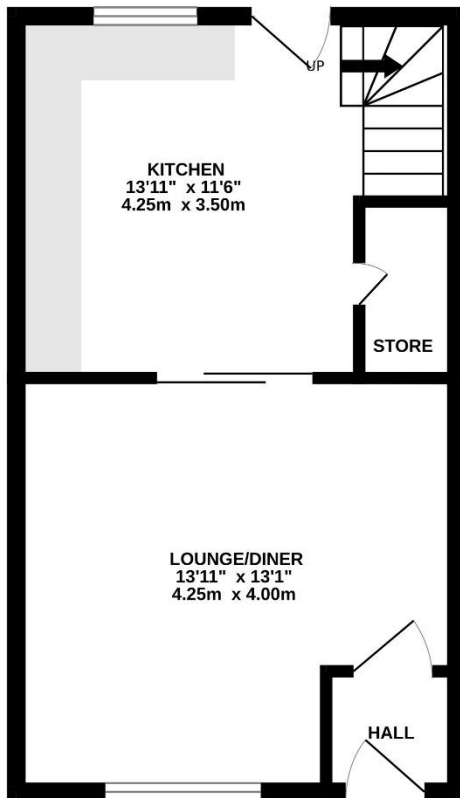


OUTSIDE: Externally to the rear of the property is an enclosed rear yard with flower borders and gated rear access.

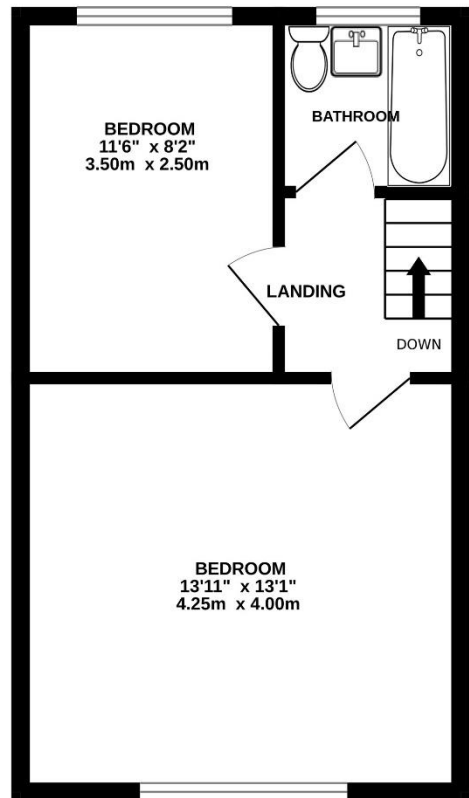


Floor Plan

GROUND FLOOR

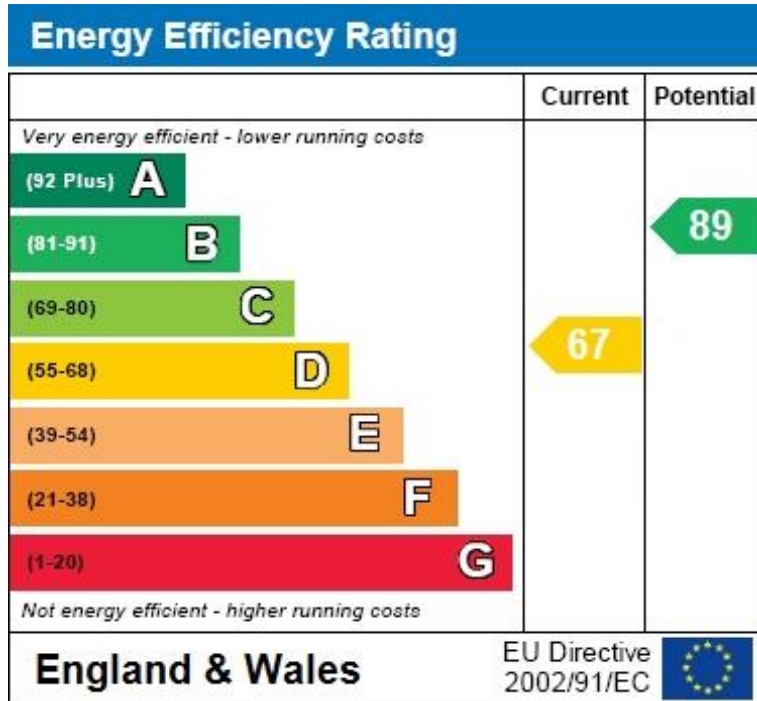


1ST FLOOR



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 operability or efficiency can be given.
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Energy Performance Certificate



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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.