

ALISTAIR STEVENS

CHADDERTON



Price £190,000

11 Hawthorne Grove, Oldham, OL9 0DH

- End Terraced Property
- Two Double Bedrooms
- Lounge
- Dining Kitchen
- Bathroom WC
- Substantial Sized Garden
- Generous Plot Size
- Benefits From Double Glazing/GCH
- Popular Residential Area
- Viewings Are Highly Recommended

This two bedroomed, end terraced property is situated on a generous sized plot, within easy access of excellent local schools and amenities, public transport links, Chadderton town centre and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining kitchen, two bedrooms and bathroom. Externally there are garden areas to both front and side of the property with gate leading to a large enclosed rear garden. The property further benefits from UPVC double glazing as well as gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a double glazed entrance door with radiators and stairs leading to first floor.

LOUNGE: With a feature fireplace, radiator and UPVC double glazed bay window.



DINING KITCHEN: Range of wall and base units, sink unit with mixer tap,plumbed for washing machine, storage cupboard,radiator, UPVC double glazed window and wooden door leading to rear garden.



LANDING: Loft access hatch.

BEDROOM ONE: Front double bedroom with radiator, built in cupboards and UPVC double glazed window.



BEDROOM TWO: Rear double bedroom with radiator and UPVC double glazed window.



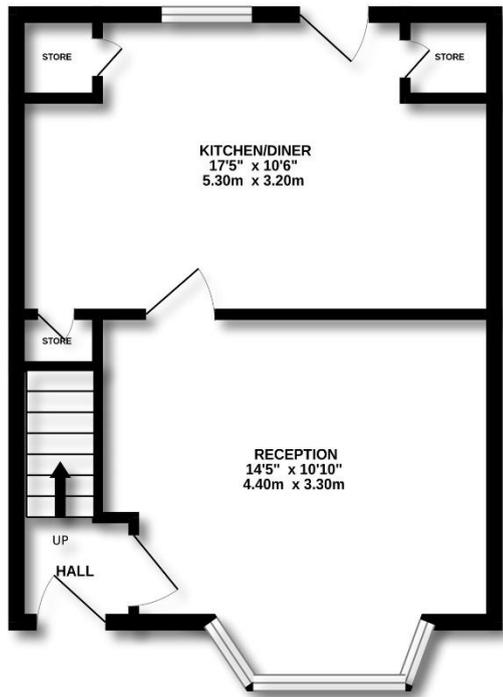
BATHROOM: Comprising of bath with overhead electric shower, sink and WC, radiator and UPVC double glazed window.



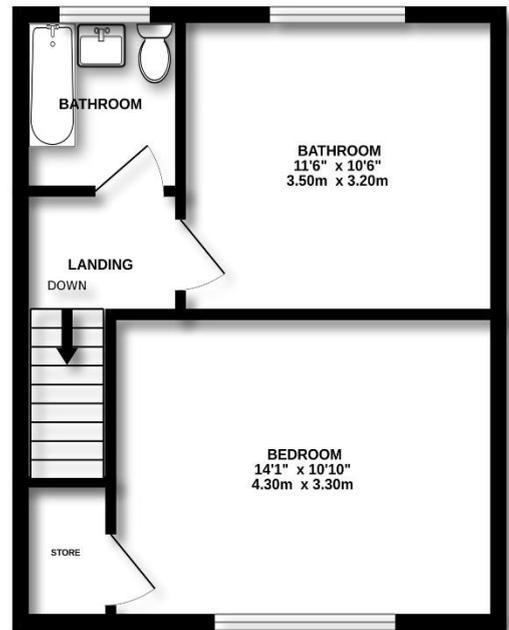
OUTSIDE: Externally there are garden areas to both front and side of the property with gate leading to a large enclosed rear garden. (Photo's to follow).

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Please contact the office before viewing the property.