



Asking Price Of £415,000

17 Riverside, Oldham, OL1 2TX

- Detached Property
- Four Bedrooms
- Lounge
- Dining Kitchen
- Dining Room
- Family Bathroom
- Generous Sized Rear Garden
- Driveway Providing Off Road Parking
- Rear Access To Canal
- Viewings Are Highly Recommended

Alan Ryan Estates are pleased to market this well presented four bedroom detached property. Which is situated on the ever popular Irk Vale development, within easy access of excellent local schools and amenities, Chadderton Hall park, public transport links including Mills Hill train station and a short drive for the Northwest Motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining room, dining kitchen, WC, four bedrooms and family bathroom. Externally to the front of the property is a driveway providing off-road parking and leading to an integral garage, whilst to the rear of the property is a beautifully presented substantial rear garden with paved patio and generous lawn as well as gated access to the canal and open views beyond. The property further benefits from UPVC double glazing gas central heating and advised by the vendor, boiler warranty until 2030, new consumer unit fitted in 2021, cavity insulation installed in 2000.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a double glazed UPVC double glazed entrance hall, with radiator and stairs leading to first floor.



LOUNGE: Laminate flooring, radiator, UPVC double glazed Georgian style window to front elevation and opening to dining room.



DINING ROOM: Laminate flooring, radiator and UPVC double glazed sliding doors leading to rear garden.



DINING KITCHEN: Tiled flooring intergrated oven with four ring allogen hob and extractor hood above, one and a half bowl stainless sink unit with mixer tap,radiator, UPVC double glazed window, under stairs storage cupboard and UPVC double glazed side door.



DOWNSTAIRS WC: Comprising of sink and WC with radiator, UPVC double glazed window and door leading to enclosed garage.



LANDING: Loft access hatch and built in storage cupboard

BEDROOM 1: Front double bedroom with laminate flooring, fitted wardrobes cupboard and dressing table, radiator and UPVC double glazed window.



BEDROOM 2: Front double bedroom, radiator and UPVC double glazed Georgian style window.



BEDROOM 3: Rear double bedroom with laminate flooring, radiator and UPVC double glazed window.



BEDROOM 4: Rear bedroom, with laminate flooring, radiator and UPVC double glazed window.



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



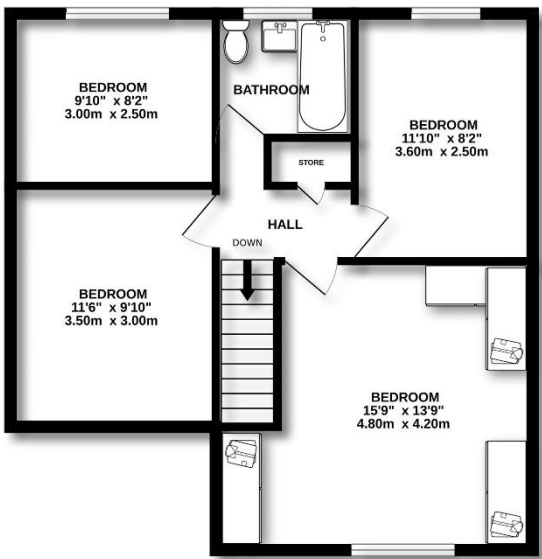
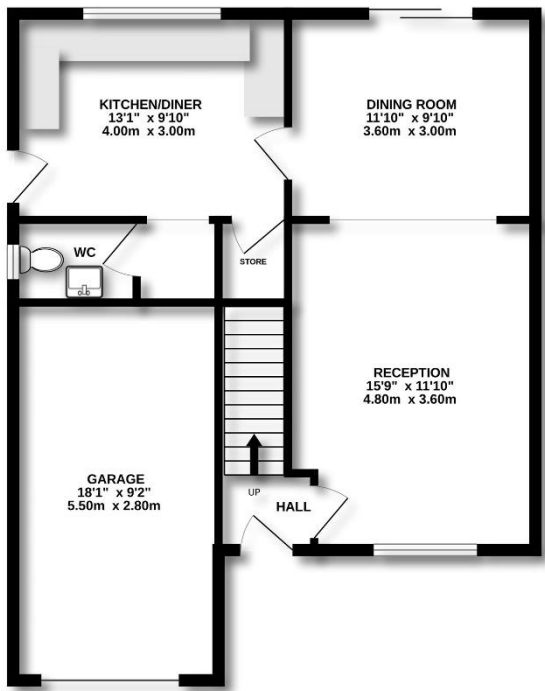
OUTSIDE: Externally to the front of the property is a driveway providing off-road parking and leading to an integral garage, whilst to the rear of the property is a beautifully presented substantial rear garden with paved patio and generous lawn as well as gated access to the canal and open views beyond.



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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.