



Price £240,000

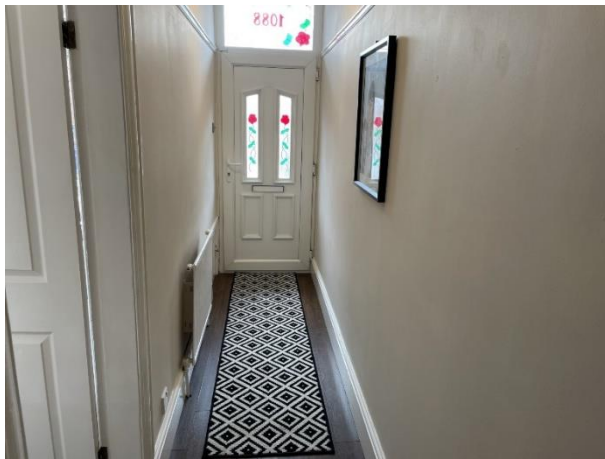
1088 Middleton Road, Oldham, OL9 9RN

- NO CHAIN
- Mid Terrace Family Home
- Two Double Bedrooms
- Converted Attic Room
- Spacious Lounge
- Modern Fitted Kitchen
- Beautifully Presented Rear Garden
- Gated Rear Access
- Popular Residential Area
- Viewing Highly Recommended

*****NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION***** This stunning property offers substantial living accommodation which includes a loft conversion with en suite facilities in addition to 2 double bedrooms, 2 generous sized reception rooms and modern fitted kitchen and bathroom. Externally the property offers a fore court front garden and beautifully presented rear garden. The property 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. The property further benefits from UPVC double glazing and gas central heating, **VIEWING OF THE PROPERTY IS HIGHLY RECOMMENDED.**

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a UPVC double glazed entrance door with laminate flooring, radiator and stairs to the first floor.



LOUNGE: With laminate flooring, radiator and UPVC double glazed leaded bay window to front elevation.



DINING ROOM: Generous size dining room with laminate flooring, feature fireplace, built in cupboards, radiator, understairs storage cupboard and UPVC double glazed French doors leading to rear garden.



KITCHEN: Range of wall and base units, five ring range gas cooker with extractor hood above, double oven, one and a half bowl stainless steel sink unit with mixer tap, plumbed for washing machine and dryer, loft access hatch and UPVC double glazed window.



LANDING: Stairs leading to second floor.

BEDROOM ONE: Front double bedroom with fitted wardrobes, dressing table and drawers, radiator and two UPVC double glazed windows.



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



BATHROOM: Comprising of shower cubicle and corner bath, sink and WC, towel radiator and UPVC double glazed window.



SECOND FLOOR:

CONVERTED ATTIC ROOM: Currently being used as a third bedroom with two Velux windows, radiator and under eaves storage area.

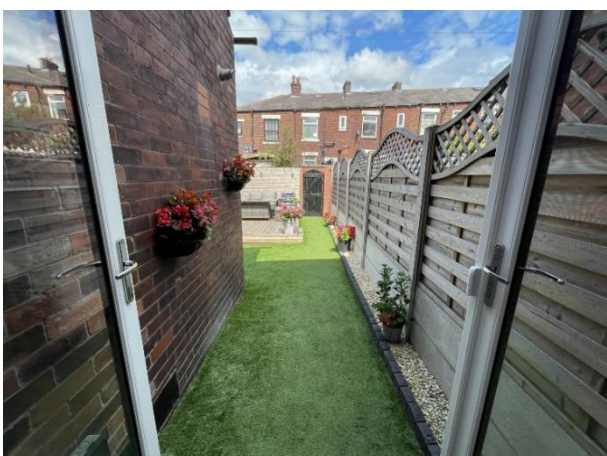




EN-SUITE: Comprising of shower cubicle, sink and WC, extractor fan and laminate flooring.



OUTSIDE: Externally to the front of the property is a small forecourt garden, whilst to the rear is a generous size garden with astro turf lawn garden, decked patio with inset lighting, flower borders and gated rear access.



Floor Plan



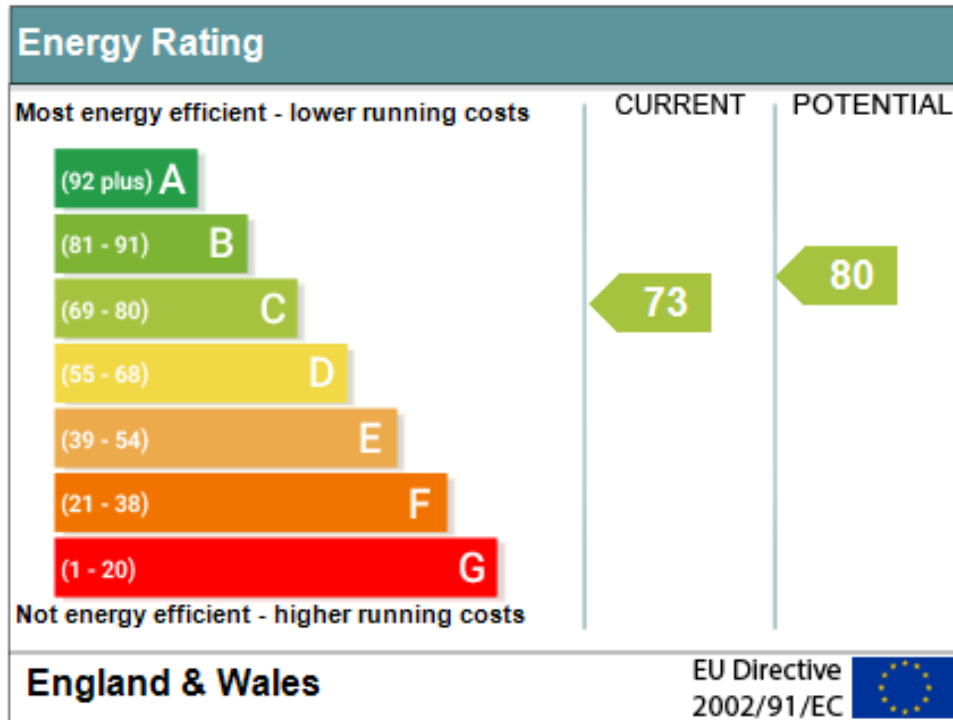
TOTAL FLOOR AREA : 1092 sq.ft. (101.4 sq.m.) approx.

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.