



**Price £199,950**

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**6 Wiltshire Road, Oldham, OL9 7RY**

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- End Terrace Property
- Two Double Bedrooms
- Lounge
- Modern Dining Kitchen
- Shower Room
- Generous Rear Garden
- Detached Garage
- Front Lawn Garden
- Popular Residential Area
- Viewings Are Highly Recommended

This two double bedroom, end terraced property is situated on a generous plot size with the option to extend to both side and rear, subject to obtaining all relevant planning permission etc. The property is situated in a popular residential area of Chadderton, within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining kitchen, two double bedrooms and shower room. Externally to the front of the property is a lawn garden and pathway, generous sized side garden and paved low maintenance rear garden which leads to a detached garage. The property further benefits from UPVC double glazing and gas central heating and viewing the property is highly recommended.

#### INTERNAL ACCOMMODATION :

**ENTRANCE HALL :** Via a UPVC double glazed entrance door, laminate flooring, radiator and under stairs storage cupboard

**LOUNGE :** Laminate flooring, stairs leading to first floor, radiator, spotlights to ceiling, UPVC double glazed window and opening to dining kitchen.

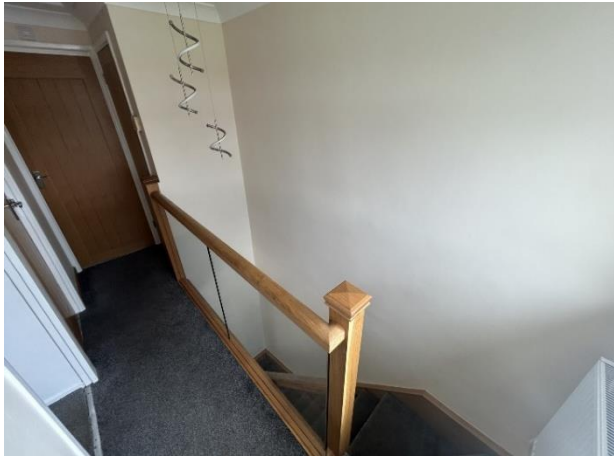


**DINING KITCHEN :** Range of wall and base units, integrated oven, microwave and dishwasher, four ring gas hob with extractor hood above, inset one and a half bowl sink unit with mixer tap, spotlights to ceiling, tiled flooring, UPVC double glazed window and UPVC double glazed French doors leading to rear garden.





LANDING : Via an oak and glass staircase with radiator, built in storage cupboard, loft access hatch and UPVC double glazed window.



BEDROOM 1 : Front double bedroom with radiator and UPVC double glazed window.



BEDROOM 2 : Rear double bedroom with radiator and UPVC double glazed window.



**SHOWER ROOM :** Modern shower room comprising of walk in shower, vanity sink unit and WC, towel radiator, spotlights to ceiling , fully tiled walls and floor and UPV double glazed window.

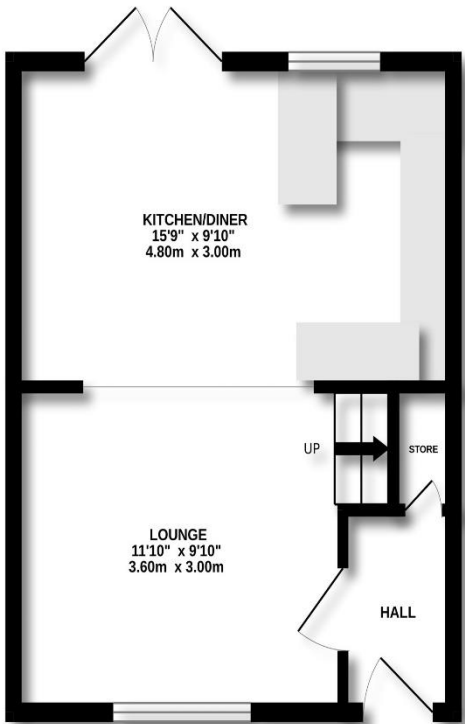


**OUTSIDE :** Externally to the front of the property is a lawn garden and pathway, generous sized side garden and paved low maintenance rear garden which leads to a detached garage.

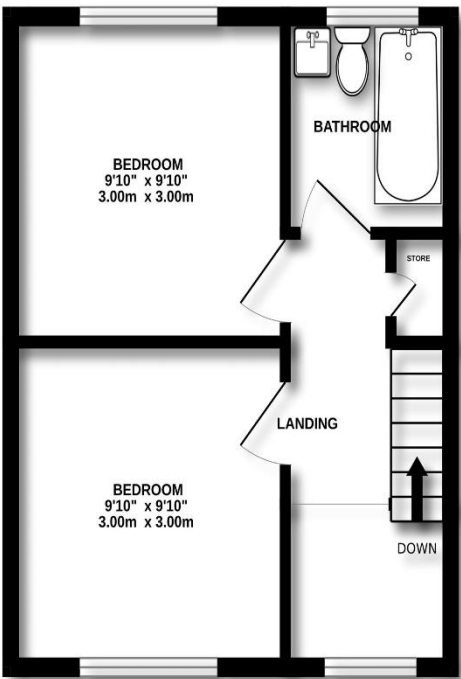


# Floor Plan

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		83 B
69-80	C	69 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.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.