



Price £285,000

32 Kensington Avenue, Oldham, OL9 0NL

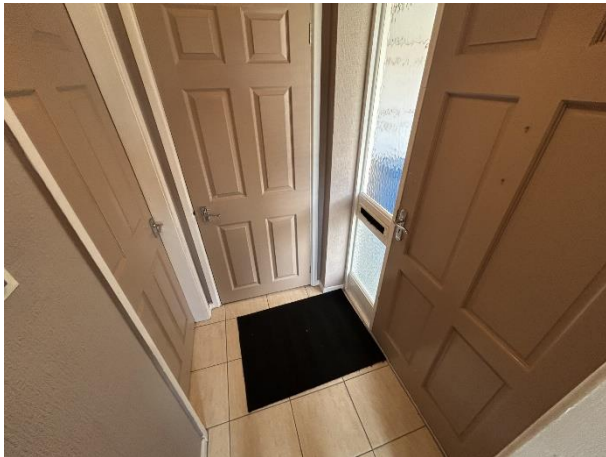
- NO CHAIN
- Link Detached Property
- Three/Four Bedrooms
- Two Reception Rooms
- Additional Shower Room
- Well Maintained Tiered Garden
- Driveway For Off Road Parking
- Single Storey Rear Extension
- Versatile Living Accommodation
- Viewing Highly Recommended

NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION

This extended three/four bedroom, link detached property offers versatile living accommodation with the addition of a single storey rear extension and downstairs shower room. Internal accommodation comprises of entrance hall, downstairs WC, lounge, kitchen, rear extension which can be used as a forth bedroom, second reception room, dining room, downstairs shower room, three bedrooms and family bathroom. Externally to the front of the property is a lawned garden area with driveway providing off road parking and leading to an attached garage. Whilst to the rear of the property is a well maintained tiered garden with paved patio and steps leading to lawn garden with flower and shrubs borders. 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 wooden entrance door with tiled flooring and built in storage cupboard.



DOWNSTAIRS WC: Comprising of sink and WC, tiled flooring and UPVC double glazed window.



LOUNGE: With radiator, stairs leading to first floor and UPVC double glazed window to front elevation.



KITCHEN: Range of wall and base units, breakfast bar, space for oven with extractor hood above, one and a half bowl stainless steel sink unit with mixer tap, plumbed for washing machine or dishwasher, radiator, UPVC double glazed window and UPVC double glazed door leading to rear garden.



BEDROOM 4/DINING ROOM/SECOND RECEPTION ROOM: With radiator, sliding door to downstairs shower room and UPVC double glazed French doors leading to rear garden.



DOWNSTAIRS SHOWER ROOM: Comprising of shower cubicle, urinal, sink and WC, fully tiled walls and floor, towel radiator, UPVC ceiling with inset spotlights and UPVC double glazed window.



LANDING: With radiator and UPVC double glazed window.



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



BEDROOM TWO: Rear double bedroom with built in storage cupboard, radiator and UPVC double glazed window.



BEDROOM THREE: Generous sized single bedroom with, radiator and UPVC double glazed window.



BATHROOM: Comprising of bath with overhead electric shower, sink and WC, fully tiled walls and floor, radiator, spotlights to ceiling and UPVC double glazed window.



OUTSIDE: Externally to the front of the property is a lawn garden area with driveway providing off road parking and leading to an attached garage. Whilst to the rear of the property is a well maintained tiered garden with paved patio and steps leading to lawn garden with flower and shrubs borders.



Floor Plan – To be added.



Energy Performance Certificate – To be added.

Address:
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Chadderton
OL9 9SH

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Email: sales@aschadderton.com

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.