



Price £230,000

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Keswick Avenue, Oldham

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- Semi Detached Bungalow
- Two Double Bedrooms
- Lounge
- Modern Fitted Kitchen
- Family Shower Room
- Generous Rear Garden
- Lawn Garden To Front
- Modern Throughout
- Popular Residential Area
- Viewings Are Highly Recommended

This modern, semi-detached bungalow, offers generous family living accommodation and is situated in a popular residential area of North 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 porch, lounge, modern fitted kitchen, two double bedrooms and shower room. Externally to the front of the property is a lawned low maintenance garden with central pathway, whilst to the rear of the property is a paved patio, composite decked patio, Astroturf lawn garden, detached garage with access form rear and additional gated rear access. The property further benefits from UPVC double glazed window and gas central heating. Viewing the property is highly recommended.

**INTERNAL ACCOMMODATION :**

**ENTRANCE PORCH :** Via a composite double glazed entrance door.

**ENTRANCE HALL :** With laminate flooring, radiator and meter cupboard.



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



**KITCHEN :** Modern range of wall and base units, one and a half bowl composite sink bowl with mixer tap, integrated oven with four ring gas hob and extractor hood above, radiator, two UPVC double glazed windows and UPVC composite door to rear garden.



**BEDROOM 1 :** Rear double bedroom with fitted wardrobes, laminate flooring, radiator and UPVC double glazed window.



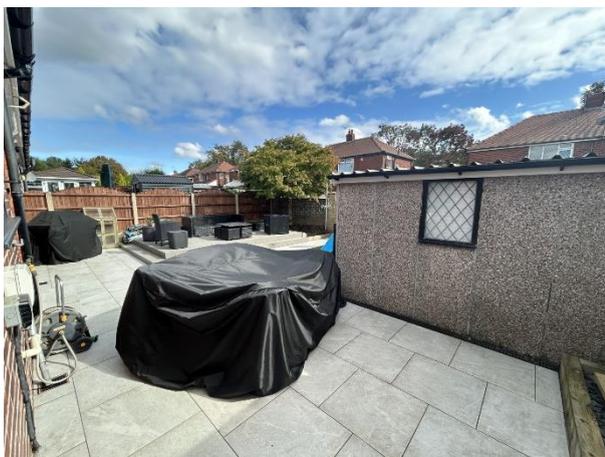
**BEDROOM 2 :** Front double bedroom with fitted wardrobes, radiator and UPVC double glazed window.



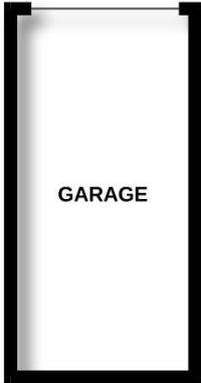
**SHOWER ROOM** : Comprising of walk in shower, vanity sink unit and WC, loft access hatch, UPVC ceiling with inset spotlights, towel radiator and UPVC double glazed window.



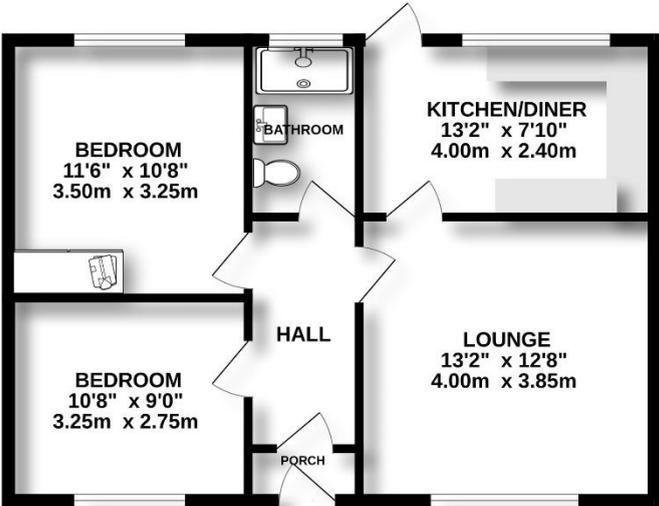
**OUTSIDE** : Externally to the front of the property is a lawned low maintenance garden with central pathway, whilst to the rear of the property is a paved patio, composite decked patio, Astroturf lawn garden, detached garage with access from rear and additional gated rear access.



# Floor Plan



## GROUND 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+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | 87 <b>B</b> |
| 69-80 | <b>C</b>      | 71 <b>C</b> |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

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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.