



Price £239,950

Bowling Green Close, Oldham

- Terrace Property
- Three Bedrooms (Master With En-Suite)
- Lounge
- Dining Kitchen
- Downstairs WC
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Popular Residential Area
- Viewings Are Highly Recommended

This modern three bedroom terrace property offers generous family living accommodation and is situated in a popular residential area of Chadderton and is ideally located for excellent local schools and amenities, public transport links, including the Metrolink system with a tram stop just five minutes away and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, downstairs WC, lounge, dining kitchen, three bedrooms (master with en suite) and family bathroom. Externally to the front of the property is a hard standing providing off-road parking for two cars with designated parking spaces, whilst the rear is a enclosed garden with paved patio, lawn garden with side path leading to further patio area with wooden garden shed, all of which is enclosed by boundary fencing. The property further benefits from UPVC double glazing and gas central heating. Viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a UPVC double glazed entrance door with radiator, window to front, flooring and access to lounge and downstairs WC.



DOWNSTAIRS WC : Vanity sink unit, WC, radiator, partially tiled walls and double glazed window to the front.



LOUNGE : With laminate flooring, radiator, stairs first floor, under stairs storage cupboard, double glazed window to the front and double glazed inner doors to kitchen diner.



KITCHEN DINER : Laminate flooring, radiator, opening to kitchen which comprises of range of wall and base units, integrated five ring gas hob with an extractor hood above, space for fridge freezer, plumbed for washing machine, integrated dishwasher, tiled splashback, UPVC double glazed window and UPVC double glazed double doors to rear garden.



FIRST FLOOR :

LANDING : With radiator, storage cupboard and loft access hatch with fitted ladder leading to a fully boarded loft.



BEDROOM ONE : Front double bedroom with radiator, space for wardrobes/bedroom furniture, access to en suite and UPVC double glaze window to the front.



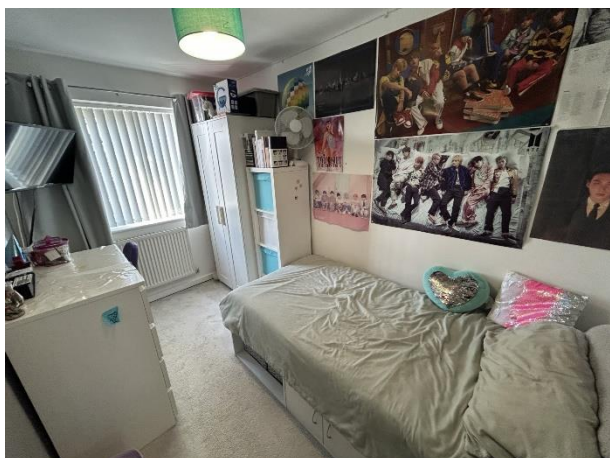
EN SUITE : Comprising of shower cubicle with shower off mixer tap, sink and WC, chrome towel rail and extractor fan.



BEDROOM TWO : Rear double bedroom with radiator, space for wardrobe/bedroom furniture and UPVC double glazed window.



BEDROOM THREE : Single bedroom with radiator, space for bedroom furniture and UPVC double glazed window to the front.



BATHROOM WC : Comprises of bath with electric shower, sink and WC, chrome towel rail, partially tiled walls and UPVC double glazed window.



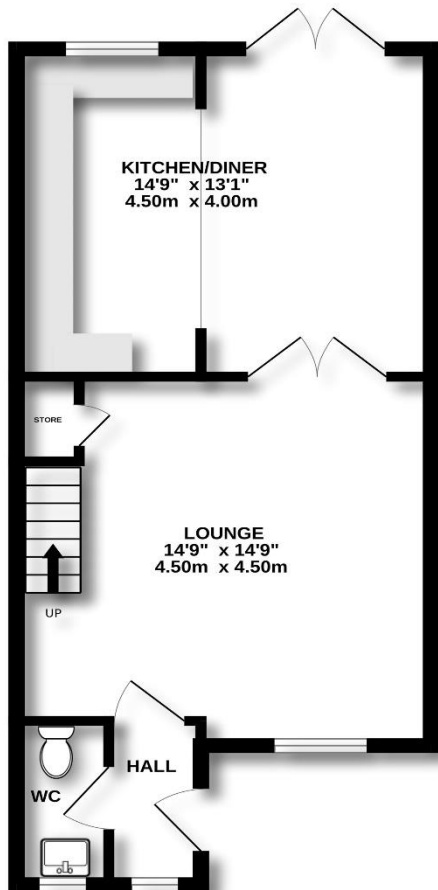
OUTSIDE : To the front is a hard standing providing off-road parking for two cars with two designated parking spaces, whilst the rear is an enclosed garden with paved patio, lawn garden with side path leading to further patio area with wooden garden shed, all of which is enclosed by boundary fencing.



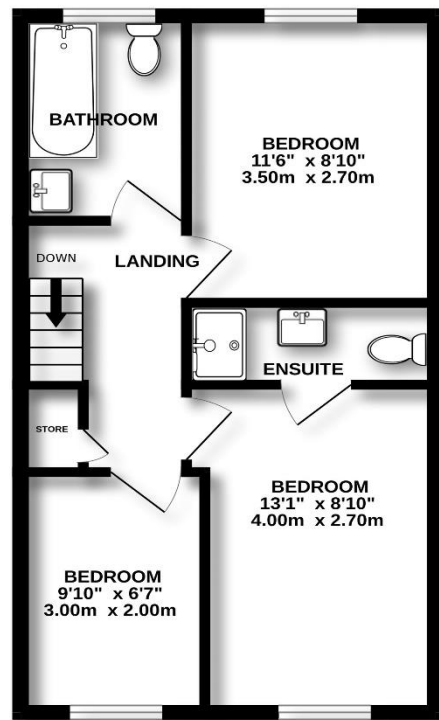


Floor Plan

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	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.