



Price £259,950

17 Norwich Avenue, Oldham, OL9 0BA

- Semi Detached Property
- Spacious Three Bedrooms
- Lounge
- Modern Kitchen/Diner
- Family Bathroom
- Generous Size Rear Garden
- Gated Side Access
- Driveway Providing Off Road Parking
- Attached Garage with Utility Room
- Viewing Highly Recommended

This deceptively spacious three bedroomed, semi detached property offers good size family living accommodation and 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, three bedrooms and family bathroom. Externally to the front of the property is a lawned garden with flower and shrub borders, driveway providing off road parking and leading to an attached garage with a utility room to the rear, whilst to the rear of the property is a generous size garden with paved patio, astro turf lawned area, flower borders and gated side access. The property further benefits from UPVC double glazing and gas central heating, viewing of the property is highly recommended.

#### INTERNAL ACCOMMODATION:

ENTRANCE PORCH: Via a UPVC double glazed door.

ENTRANCE HALL: Via a wooden entrance door with radiator and stairs leading to first floor.

LOUNGE: With caridean flooring, feature fireplace, radiator, UPVC double glazed window and French doors leading through to the kitchen/diner.





**KITCHEN DINER:** Range of wall and base units, integrated oven with four ring gas hob, stainless steel sink unit with mixer tap, plumbed for washing machine, radiator, two UPVC double glazed windows and UPVC double glazed door leading to rear garden.



**LANDING:** Loft access hatch leading to a part boarded loft and UPVC double glazed window.

**BEDROOM ONE:** Front double bedroom with built in wardrobes, radiator and UPVC double glazed window.



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



**BEDROOM THREE:** Generous size front single bedroom with built in cupboard, radiator and UPVC double glazed window.



**BATHROOM:** Modern bathroom comprising of bath with overhead rain shower, vanity sink unit and WC, tiled flooring, spotlights to ceiling and two UPVC double glazed windows.





OUTSIDE: Externally to the front of the property is a lawned garden with flower and shrub borders, driveway providing off road parking and leading to an attached garage with a utility room to the rear, whilst to the rear of the property is a generous size garden with paved patio, astro turf lawned area, flower borders and gated side access.



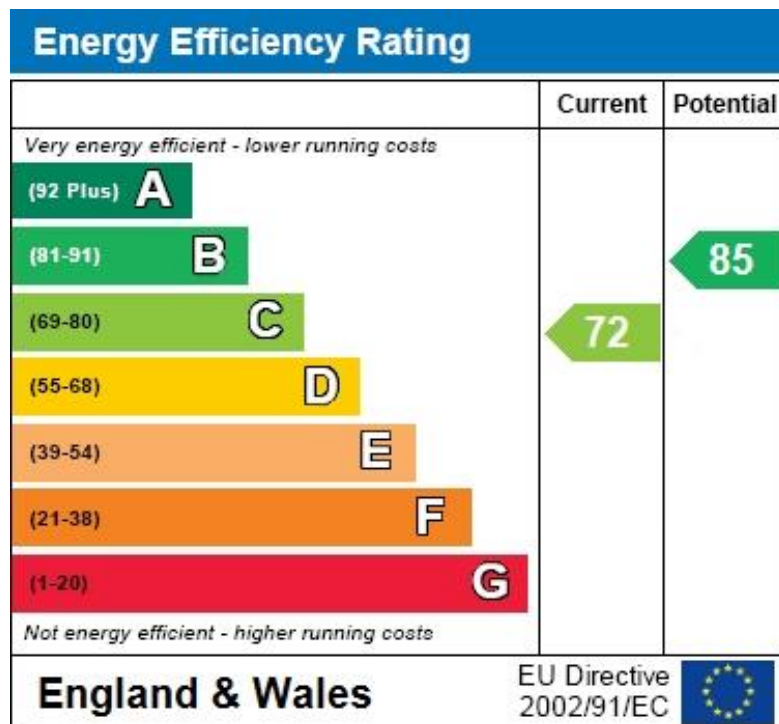
**Ground Floor**



**First Floor**



# Energy Performance Certificate



Address:  
519 Middleton Road  
Chadderton  
OL9 9SH

Tel: 0161 626 0333  
Email: [sales@aschadderton.com](mailto: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.