



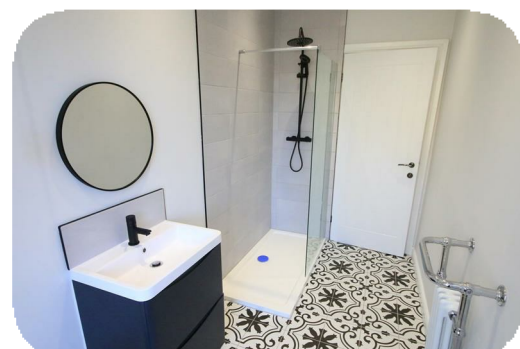
Oakleigh Road, Clayton

Offers Over £230,000

**** NO ONWARD CHAIN ** MID TERRACE ** FOUR BEDROOMS ** MODERNISED ****
**** ORIGINAL FEATURES ** OVER THREE FLOORS ** GARDENS ** PARKING ****

Superbly presented four bedroom mid terrace property situated in the heart of Clayton Village. Having a specification throughout with high ceilings, original skirting boards and ceiling cornices, the current owners have modernised the property throughout to create a lovely blend of old and new. Having family sized accommodation over three floors and amenities, shops, local schools and Quora Retail Park nearby. To the outside there low maintenance gardens, together with off street parking to the rear.

VIEWING ESSENTIAL!!





Entrance Hall

With radiator.

Lounge

16'2" x 12'11" (4.93m x 3.94m)

With radiator, double glazed bay window, coving to ceiling.

Dining Kitchen

17'4" x 14'10" (5.28m x 4.52m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, solid wood work surfaces, tiled splashback, breakfast cbar, integrated dishwasher, oven, hob and extractor hood, radiator and double glazed window.

Utility

With plumbing for auto washer and upvc door to rear.

Cloaks/WC

Modern two piece suite comprising low suite wc, vanity sink unit, double glazed window.

Cellar

Useful storage.

First Floor Landing

Bedroom Two

13'11" x 9'10" (4.24m x 3.00m)

With built in wardrobe, radiator and double glazed window.

Bedroom One

11'10" x 11'6" (3.61m x 3.51m)

With an ornamental fireplace, radiator, double glazed window and storage cupboard.

Bedroom Three

13'7" x 7'4" (4.14m x 2.24m)

With radiator and double glazed window.

Shower Room

Modern three piece suite comprising walk in shower, vanity sink unit, high flush wc, towel radiator and double glazed window.





Second Floor

Attic Bedroom Four

17'2" max x 15'8" max (5.23m max x 4.78m max)

With electric heater, two velux windows.

Exterior

To the outside there are low maintenance gardens to the front and rear, together with off-road parking to the rear.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln, turn right onto Oakleigh Terrace, left onto Oakleigh Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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