



Walker Road, Oakenshaw,

£130,000

This two bedroom back to back terrace property would make an ideal purchase for a FTB/Young Couple/Investor and is ideally located for 'The Greenway', Low Moor Train Station, motorway links and local schools.

The well presented property offers 'ready to move into' accommodation and benefits from gas central heating, double glazing, patio garden and off street parking.

The accommodation briefly comprises entrance porch, vestibule, lounge, breakfast kitchen, cellar, two first floor bedrooms and a house bathroom.

To the outside there is an enclosed patio garden to the front with off street parking.



Entrance Porch

Vestibule

Lounge

14'5 x 15'5 (4.39m x 4.70m)

Living flame gas fire with fireplace surround, central heating radiator and double glazed window.

Breakfast Kitchen

15'2 x 5'8 (4.62m x 1.73m)

Fitted wall and base units with work surface over and Stainless Steel sink and drainer with tiled splashback. Cooker, plumbing for a washing machine, breakfast bar, central heating radiator and double glazed window.

Cellar

Useful storage space.

First Floor

Bedroom One

15'5 x 9'7 (4.70m x 2.92m)

Central heating radiator and double glazed window.

Bedroom Two

15'4 x 6 (4.67m x 1.83m)

Central heating radiator and double glazed window.

Bathroom

Three piece suite comprising of; corner bath, low flush WC and hand wash basin. Central heating radiator and double glazed window.

External

Enclosed patio garden to the front with off street parking.

Council Tax Band

A



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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