



63 Torwood Road, Chadderton, Oldham, OL9 0RA
£165,000

63 Torwood Road, Chadderton, Oldham, OL9 0RA. We are acting in the sale of the property and have received an offer of £157,500 on the above property. Any interested parties must submit any higher offer in writing to the selling agent before exchange of contracts takes place.

MID TOWN HOUSE | TRAFFIC FREE POSITION | THREE BEDROOMS | NO CHAIN | IDEAL FIRST PURCHASE | VIEWING ADVISED | The house on Torwood Road comprises of hall, lounge, kitchen, three bedrooms, bathroom & WC and landing. The outside reveals garden areas to front and rear and a garage in a block closeby. Situated close to local shops, schols and public transport.

ACCOMMODATION

GROUND FLOOR

HALL

LOUNGE

14'1 x 15'5 (4.29m x 4.70m)



SHOWER ROOM

5'5 x 6'1 (1.65m x 1.85m)



Shower cubicle, two piece white suite.

LANDING

EXTERNALLY

KITCHEN DINER

14'1 x 8'2 (4.29m x 2.49m)



Gardens to front and rear. Garage in a block.

Single drainer, stainless steel, sink unit. Gas hob, electric oven and grill. A range of wall and base units with worktops.

FIRST FLOOR

BEDROOM ONE

8 x 13'10 (2.44m x 4.22m)

BEDROOM TWO

8 x 9'6 (2.44m x 2.90m)

BEDROOM THREE

5'6 x 9 (1.68m x 2.74m)

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

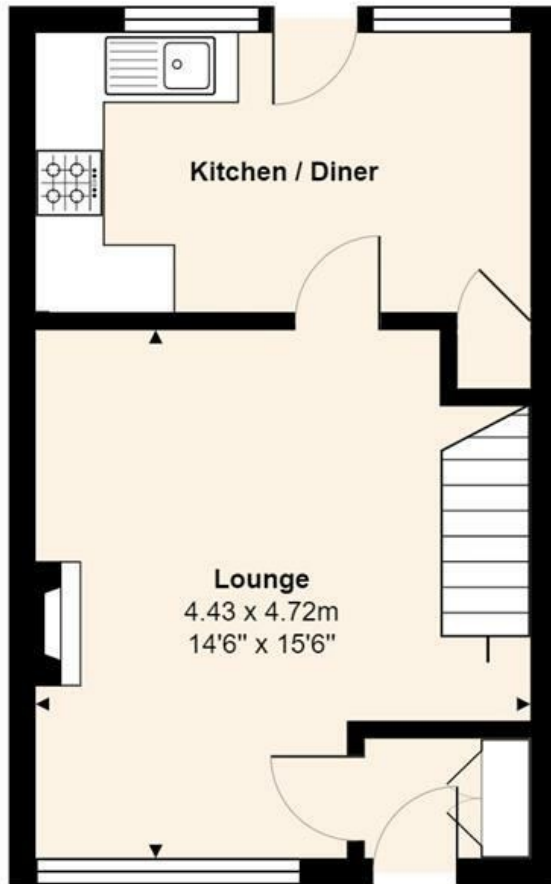
Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information

provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.

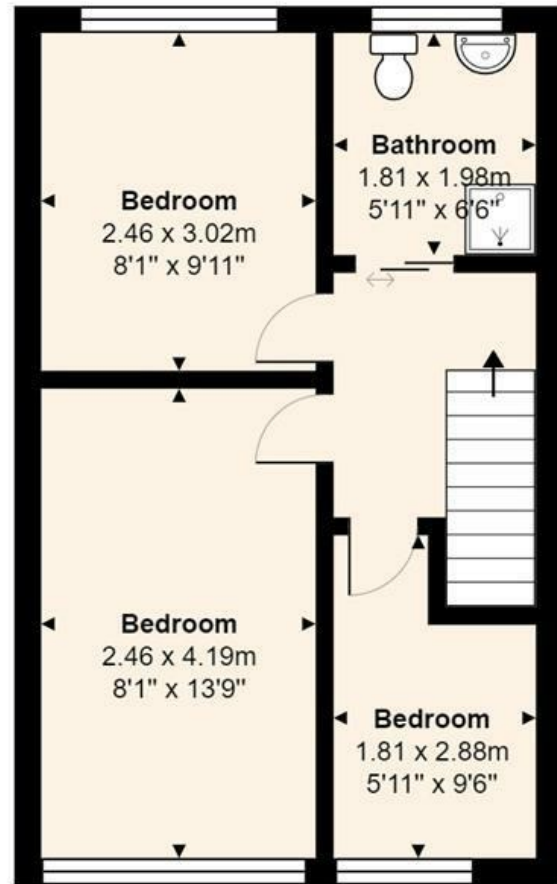




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Ground Floor



First Floor

Total Area: 65.3 m² ... 702 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	