



22 Oak Avenue

New Ollerton



Offers in Excess of £90,000

Chadwells
Estate & Letting Agents





*A great first time home for anyone
wanting to step onto the property ladder.
....being sold with NO UPWARD
CHAIN*





22 Oak Avenue





Welcome

Internally this one bedroom studio flat boasts a lounge/bedroom, kitchen/diner and bathroom which are all bright and airy spaces. Externally there is private parking for 2 cars and a rear enclosed garden. Offered for sale with no upward chain this property is one not to be missed!



Step inside...

Entrance

uPVC door to side of property leading into the kitchen/diner.

Kitchen/Diner *12' 4" x 14' 7" (3.75m x 4.44m)*

Range of midnight blue floor and wall units with roll top work surface, stainless steel sink with mixer tap and splash back tiles. Integrated electric over, gas hob, extractor fan and fridge/freezer. Plumbing for washing machine, tiled flooring, radiator, 2 inset ceiling lights.

Living room/bedroom *12' 4" x 14' 1" (3.75m x 4.28m)*

Open plan living/bedroom. Laminate flooring, radiator, ceiling light, uPVC window to front aspect of property.

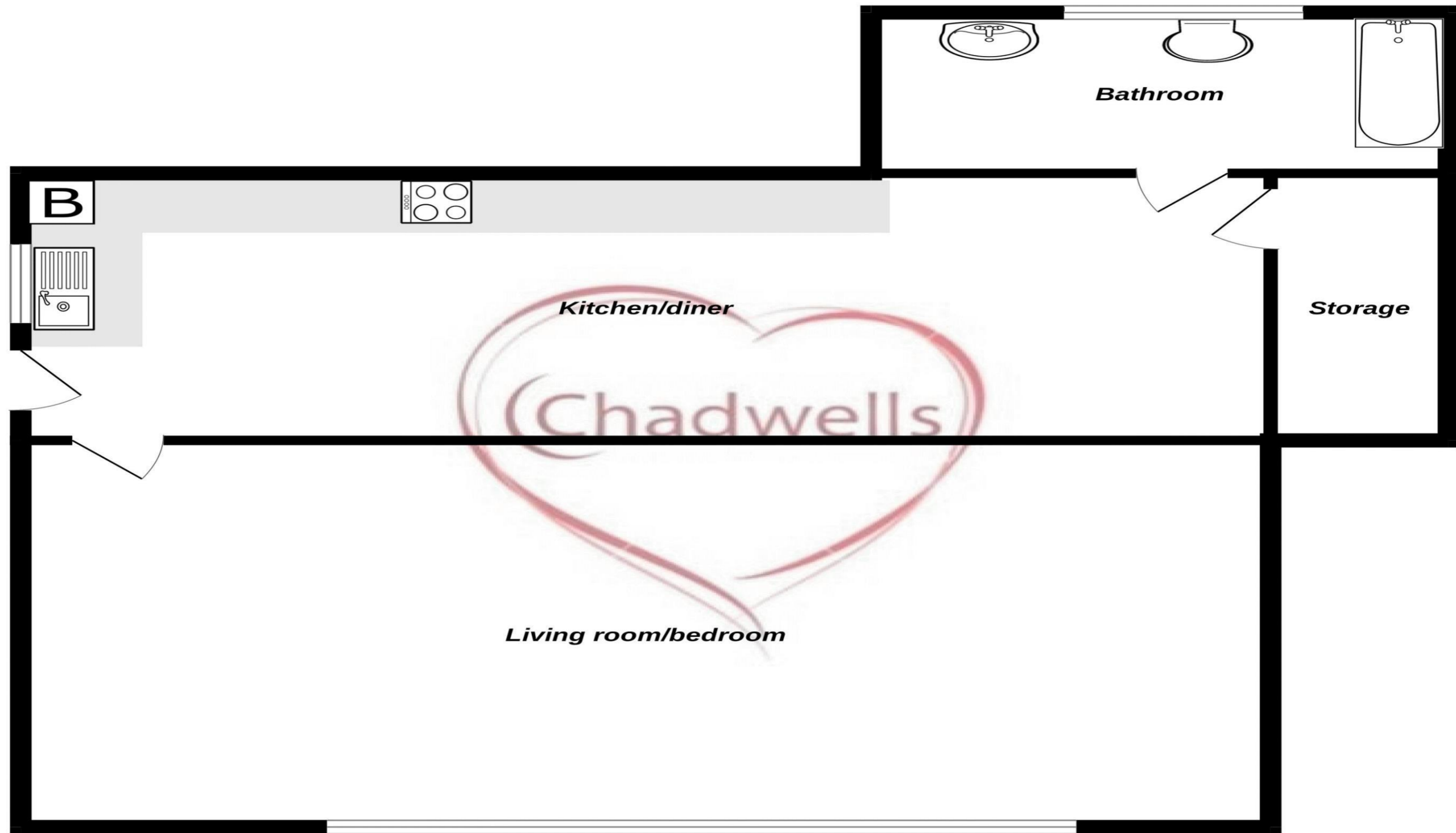
Bathroom *6' 6" x 7' 5" (1.98m x 2.25m)*

White 3 piece bathroom suite with shower over bath, shower screen and vanity unit. Tiled floor, ladder radiator, extractor fan, ceiling light and obscure uPVC window to rear of property.

Externally

Off road parking with shared driveway that would take 2 cars. Rear enclosed garden.

*Ground Floor
1090 sq.ft. (101.3 sq.m.) approx.*



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 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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