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148 Oakbank Avenue, Chadderton



- Substantial Bay Fronted And Extended Three Bed Detached
- Two Generously Proportioned Reception Rooms And Extended Dining Kitchen
 - Two-Piece Bathroom / Separate W.C
 - Driveway / Detached Garage And Lawned Gardens
 - In Need Of Internal And External Upgrading

Offers In Excess Of £300,000

Substantial bay fronted three bed extended detached property in need of both internal and external upgrading. Excellent potential to create a fabulous family home. Briefly comprising of single glazed windows, spacious hallway, down-stair W.C, two generously proportioned reception rooms and an extended dining kitchen. The first floor affords three bedrooms, a two-piece bathroom and a separate W.C. Externally to the front is a lawned garden with borders and a paved driveway extending down the side with a detached garage. At the rear is a lawned garden requiring maintenance. The property 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.

GROUND FLOOR

PORCH

Enclosed porch with tiled flooring.

HALL

Spacious hallway with staircase rising to the first floor.

W.C

Useful down-stair W.C with laminated flooring and fully tiled walls.

LOUNGE

4.64m x 4.09m (15'2" x 13'5")

Front aspect with bay window, electric fire, electric wall heater, picture rail, coved ceiling and carpet flooring.



DINING ROOM

4.27m x 3.23m (14'0" x 10'7")

Rear aspect with side bay window, electric fire, electric wall heater, coved ceiling and wooden flooring.



DINING KITCHEN

4.66m x 2.71m (15'3" x 8'10")

Rear aspect with a range of wall and base units incorporating stainless steel sink, cooker point, space and plumbing for an automatic washing machine and tiled flooring. External access.



BEDROOM 1

3.60m x 3.47m (11'9" x 11'4")

Front aspect with bay window, coved ceiling and carpet flooring.



BEDROOM 2

4.08m x 3.58m (13'4" x 11'8")

Rear aspect with coved ceiling and carpet flooring.



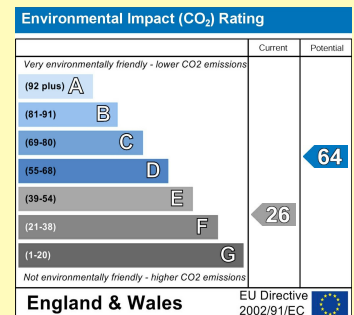
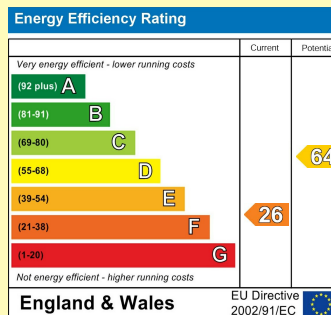
BEDROOM 3

2.70m x 2.56m (8'10" x 8'4")

Front aspect with carpet flooring.

BATHROOM

Two-piece bathroom with bath, sink and fully tiled walls.



W.C.

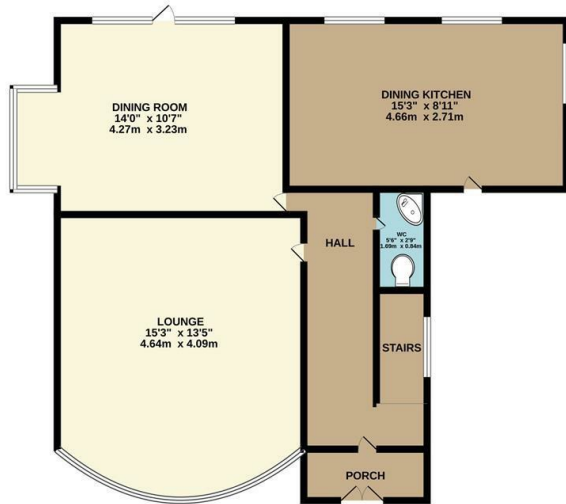
Separate low-level W.C.

OUTSIDE

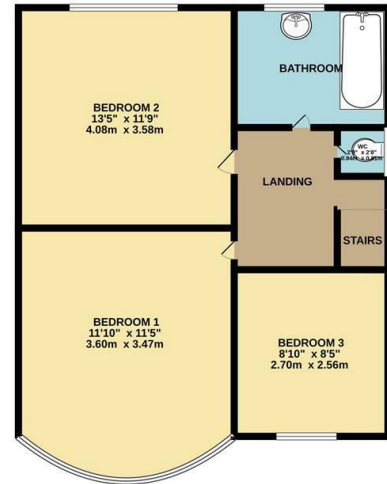
Externally to the front is a lawned garden with borders and a paved driveway extending down the side with a detached garage. At the rear is a lawned garden requiring maintenance.

*PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only***

GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



THREE BED DETACHED

TOTAL FLOOR AREA: 1119 sq.ft. (103.9 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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