

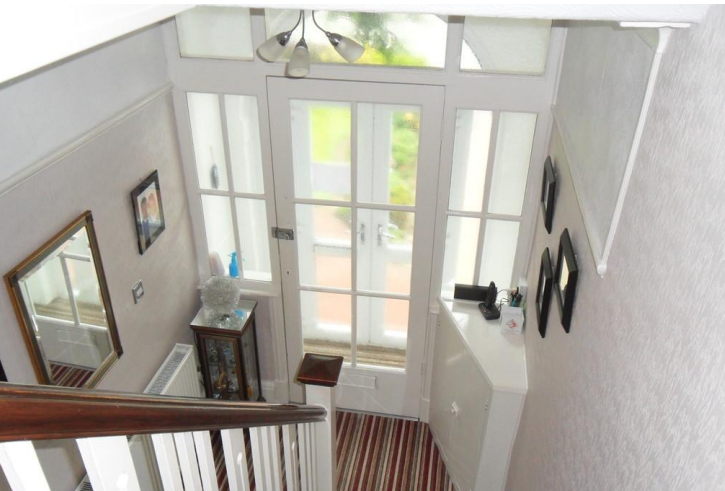


432 Burnley Lane

Chadderton, Oldham

£259,000

- Semi Detached Family Home
- Three Fitted Bedrooms
- Lounge & Dining Room
- Driveway Parking
- Gardens To Front & Rear
- Popular Location
- Close To Well Regarded Schools
- EPC Rating - D



This is a well maintained and very well presented, good size, family home located in a popular location close to well regarded primary and secondary schools, local shops, amenities and public transport links. The North West motorway connections are just a short drive away. Internally accommodation comprises of: entrance porch, hallway, lounge, dining room and fitted kitchen to the ground floor with three fitted bedrooms and a four piece bathroom to the first floor. Externally there are gardens to the front and rear with a driveway providing off road parking. The property benefits from uPVC double glazing and gas central heating. Viewing is recommended to fully appreciate this lovely family home.

#### ENTRANCE PORCH

uPVC double glazed construction with front entrance door.

#### HALLWAY

With uPVC door, fitted carpeting, coving, picture rail, radiator, under stairs storage cupboard, staircase rising to the first floor.

#### LOUNGE

13' 0" x 12' 6" (3.96m x 3.81m) With uPVC double glazed Bay window, fitted carpeting, picture rail, coving, radiator, living flame gas fire in feature surround.

#### DINING ROOM

12' 5" x 12' 9" (3.78m x 3.89m) With rear aspect uPVC double glazed patio doors leading into the rear garden, picture rail, coving, living flame gas fire in feature surround, radiator.

#### KITCHEN

8' 11" x 6' 7" (2.72m x 2.01m) With fitted wall and base units, worktops, one and a half bowl stainless steel sink unit with mixer tap, splash back tiling, plumbed for an automatic washing machine, space for an oven, extractor fan, uPVC double glazed window.

#### LANDING

With uPVC double glazed window, fitted carpeting, access to a fully boarded loft.

#### BEDROOM ONE

13' 0" x 12' 5" (3.96m x 3.78m) With front aspect uPVC double glazed window, fitted carpeting, fitted wardrobes, radiator.

#### BEDROOM TWO

12' 9" x 12' 5" (3.89m x 3.78m) With rear aspect uPVC double glazed window, fitted wardrobes, radiator, fitted carpeting.



### BEDROOM THREE

9' 10" x 6' 8" (3m x 2.03m) With front aspect uPVC double glazed window, fitted wardrobes, fitted carpeting, radiator.

### BATHROOM

9' 0" x 6' 8" (2.74m x 2.03m) Fitted with a four piece suite comprising of: panelled bath, corner shower cubicle, low level w.c, wash hand basin, fully tiled walls, spotlighting, extractor fan, radiator, obscure uPVC double glazed window.

### EXTERNALLY

To the front of the property there is a driveway providing off road parking and a lawn area. To the rear of the property there is a private garden with decked patio area, paved area and a storage shed with light and power.

### ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: D

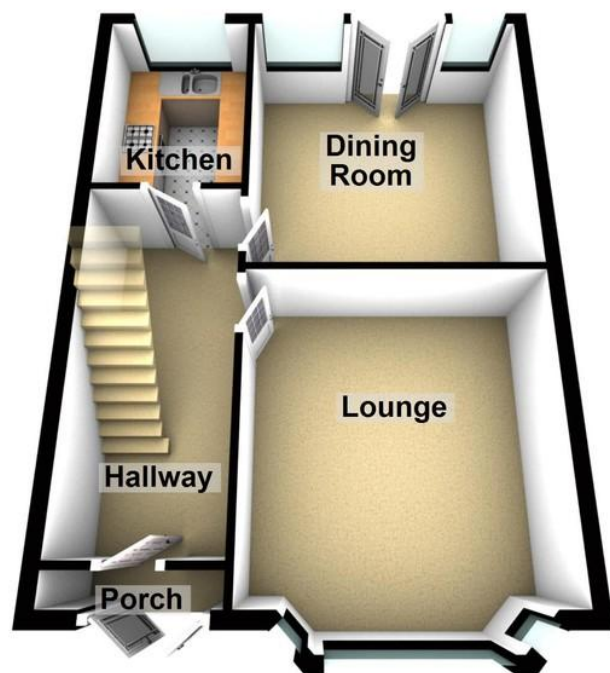
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

### AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.



**Ground Floor**



**First Floor**



**Chadderton Office**

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Oldham  
OL9 9SH

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Saturday – Sunday 10am – 3pm