



Price £230,000

27 Totnes Avenue, Oldham

- Semi Detached Property
- Three Bedrooms
- Generous Lounge
- Kitchen Diner
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Popular Residential Area
- Offers Excellent Family Living
- Viewing Are Highly Recommended

Situated in a popular, convenient area of North Chadderton is this three bedroom semi detached property, which offers excellent family living accommodation in the form of entrance porch, lounge, kitchen diner, three bedrooms and bathroom WC. Externally to the front is a low maintenance garden with driveway providing off-road parking, whilst to the rear is a lawn garden with flagged patio, shrubs and trees all of which is enclosed by boundary fencing. This property is ideally located for excellent local schools and amenities including Chadderton Hall Park, a short walk from Mills Hill train station which provides quick and easy access to Manchester city centre and is close to the Northwest motorway network. This property further benefits from gas central heating and double glazing throughout. In order to fully appreciate the value on offer, a viewing is strongly recommended.

ENTRANCE PORCH : Of brick and UPVC construction with double glazed entrance door and inner door to lounge.



LOUNGE : Good size front reception room with stairs leading to first floor, feature electric fire and surround, under stairs storage cupboard, radiator and double glazed window.



KITCHEN DINER : With a range of wall and base units, four gas hob with extractor hood above, oven, one and a half bowl stainless steel sink unit with mixer tap, tiled splashback, space for fridge, radiator, two double glazed windows and double glazed door to garden.



LANDING : Double glazed window to side and loft access hatch with drop-down ladder leading to board loft with light, power and double glazed window.



BEDROOM ONE : Front double bedroom with laminate flooring, radiator and double glazed window.



BEDROOM TWO : Rear double bedroom with laminate flooring, radiator and double glazed window.



BEDROOM THREE : Good size front single bedroom with laminate flooring, built in storage cupboard, radiator and double glazed window.



BATHROOM : Comprising of bath with overhead electric shower, sink and WC, heated towel rail, tiled floor, tiled walls, spotlights and double glazed window to the rear.



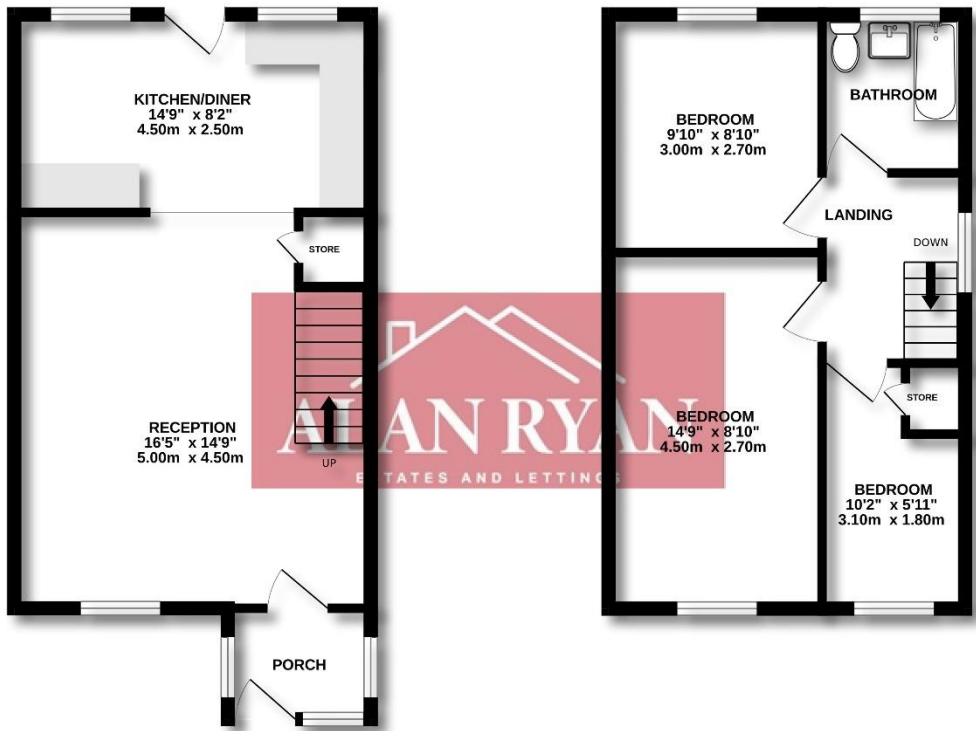
OUTSIDE : Externally to the front is a low maintenance garden with driveway providing off-road parking, whilst to the rear is a lawn garden with flagged patio, shrubs and trees all of which is enclosed by boundary fencing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

1ST FLOOR



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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.