ALAN RYAN
ESTATES AND LETTINGS



Offers Over £170,000

529 Foxdenton Lane, Oldham, OL9 9QS

- NO CHAIN
- Terrace Property
- Two Double Bedrooms
- Lounge
- Kitchen Diner
- Shower Room
- Enclosed Rear Garden
- Gated Rear Access
- Generous Family Living Accommodation
- Viewing Highly Recommended

NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION This two double bedroom, terrace property offers generous family living accommodation and is situated in a popular residential area of Chadderton within easy access of excellent local schools and amenities, Foxdenton Park, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining kitchen, two double bedrooms and shower room. Externally to the front of the property is a front garden area, whilst to the rear of the property is an enclosed rear garden with gated rear access. The property further benefits from UPVC double glazing and gas central heating, viewing of the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a composite double glazed entrance door with radiator and stairs leading to first floor.



LOUNGE : With feature electric fire and surround, radiator and UPVC triple glazed window to front elevation.





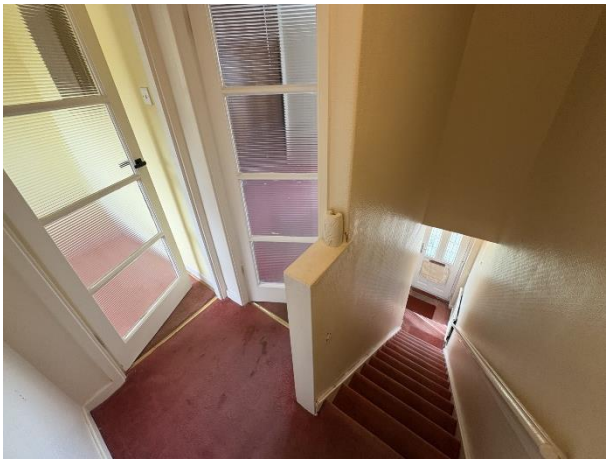
KITCHEN DINER : Range of wall and base units, free standing oven, plumbed for washing machine, one and a half bowl composite sink unit with mixer tap, understairs storage cupboard, radiator, UPVC double glazed window and door leading to rear garden.







LANDING : With loft access hatch





BEDROOM ONE : Front double bedroom with build in cupboards and wardrobe, radiator and UPVC triple glazed window to front elevation.




BEDROOM TWO : Rear double bedroom with radiator and wooden double glazed window.




SHOWER ROOM : Comprising of shower cubicle, sink and WC, radiator and wooden double glazed window.




OUTSIDE : Externally to the front of the property is a front garden area, whilst to the rear of the property is an enclosed rear garden with gated rear access.





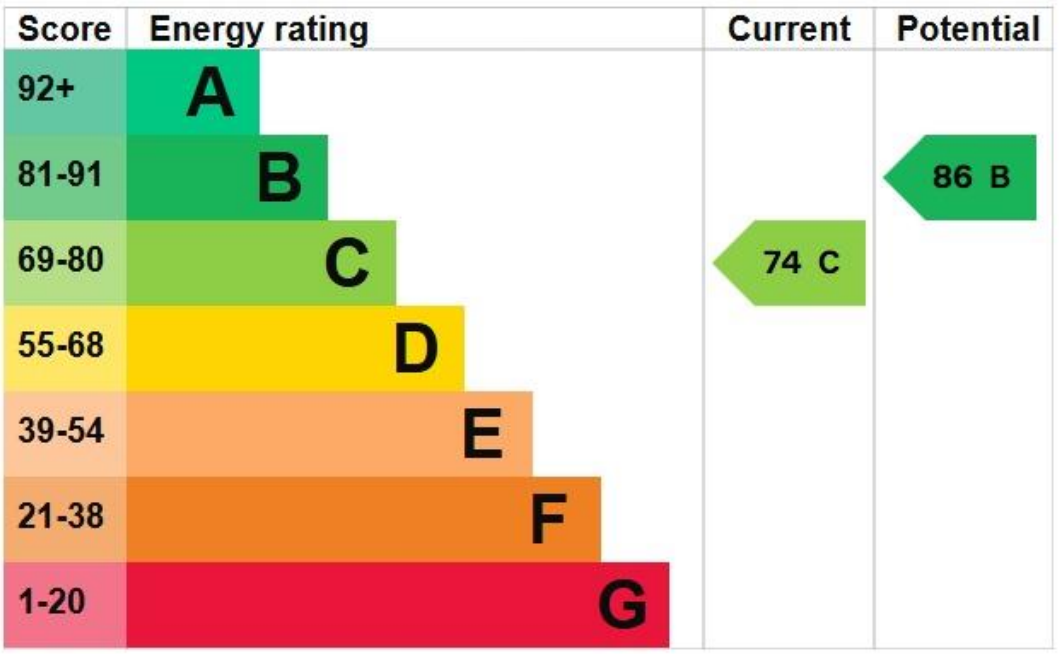
GROUND FLOOR

1ST FLOOR



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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Energy Performance Certificate



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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.

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Please contact the office before viewing the property.