



Price £195,000

15 Fourth Avenue, Oldham, OL9 8PG

- NO CHAIN
- End Town House
- Open Plan Lounge/Dining Room
- Kitchen
- Two Double Bedrooms
- Wet Room
- Low Maintenance Garden
- Ideal For FTB/Property Investor
- Popular Residential Area
- Viewing Are Highly Recommended

****NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION****

This well presented two double bedroom, end town house offers ideal starter home and is situated within a popular residential area of Chadderton, within easy access of excellent local schools and amenities, public transport links, including the Metrolink system, and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance, lounge dining room, kitchen, two double bedrooms and shower room. Externally to the front of the property is lawn garden and long driveway providing ample off road parking whilst to the rear is a patio area, lawn garden, wooden garden shed and gated side access. The property further benefits from UPVC double glazing and gas central heating. Viewing the property is highly recommended.

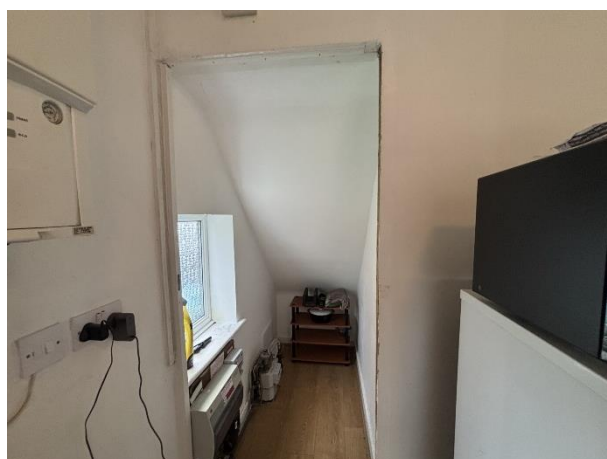
INTERNAL ACCOMMODATION :

ENTRANCE : Via a UPVC entrance door.

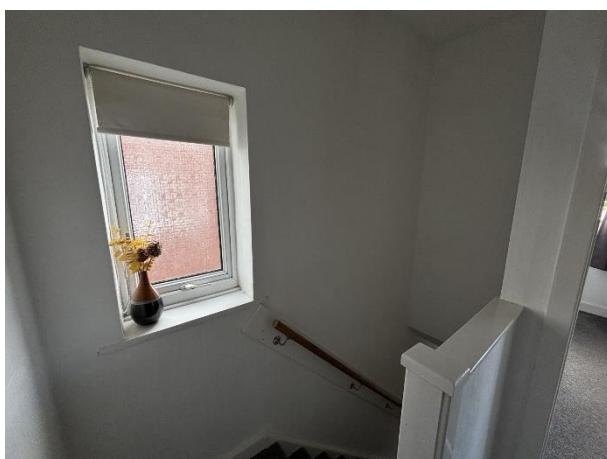
OPEN PLAN LOUNGE/DINING ROOM : With laminate flooring throughout, radiator, and UPVC double glazed window.



KITCHEN : With a range of wall and base units, integrated oven with four ring halogen hob with extractor hood above, one and a half stainless sink unit with mixer tap, plumbed for washing machine, under stairs storage cupboard and UPVC double glazed sliding doors to rear garden.



LANDING : With UPVC double glazed window and loft access hatch.



BEDROOM ONE : Front double bedroom with radiator and two UPVC double glazed windows.



BEDROOM TWO : Rear double bedroom with fitted wardrobes, radiator and UPVC double glazed window.



SHOWER ROOM : With shower, sink and WC, radiator, UPVC ceiling and UPVC double glazed window.

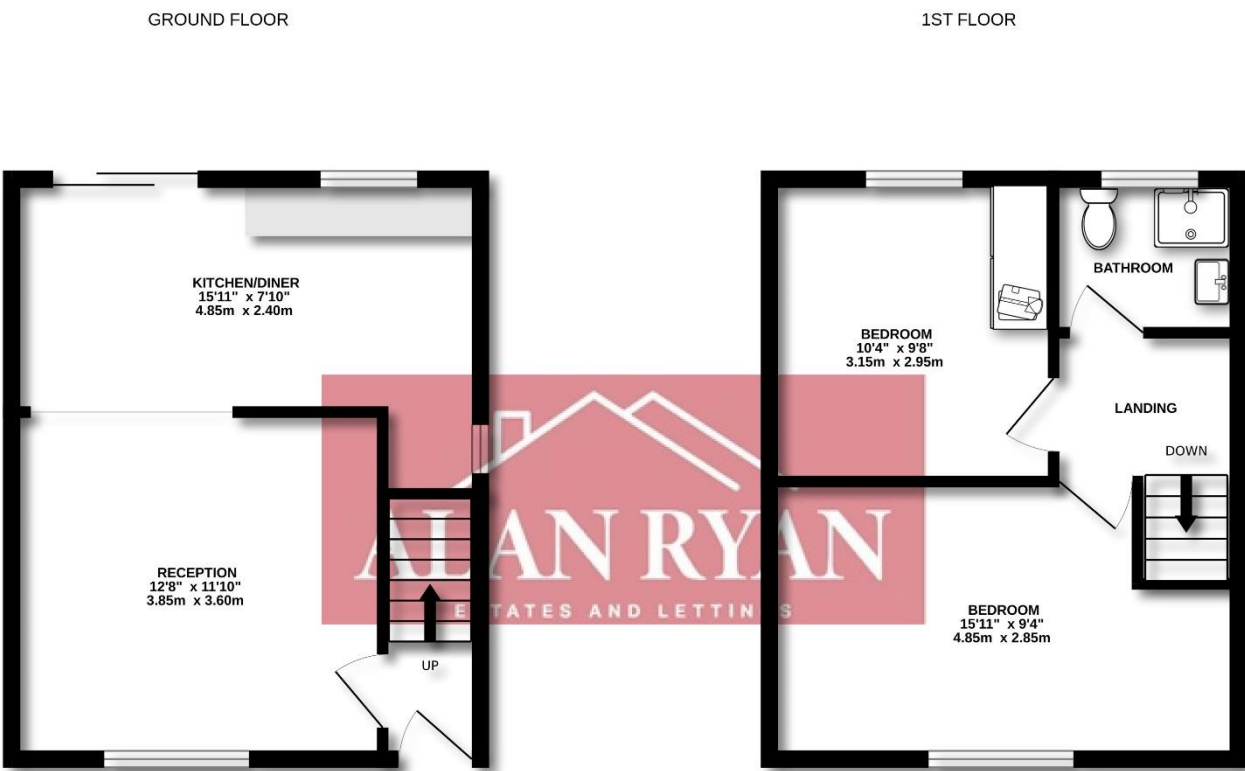


OUTSIDE : Externally to the front of the property is lawn garden and long driveway providing ample off road parking whilst to the rear is a patio area, lawn garden, wooden garden shed and gated side access.





Floorplan



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

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

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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.