



Price £325,000

36 Amberwood, Oldham

- Detached Property
- Four Bedrooms
- Master With Ensuite
- Two Reception Rooms
- Downstairs WC
- Family Bathroom
- Generous Tiered Garden
- Ample Off Road Parking
- Popular Residential Area
- Viewings Are Highly Recommended

Alan Ryan Estates are pleased to market this well-proportioned four bedroom detached property, although in requirement of full modernisation, the property is offered at realistic price. It is situated on the ever-popular Firwood Park development sitting on a corner plot, within easy access of excellent local schools and amenities, public transport links including Mills Hill train station and a short drive for the Northwest Motorway network. Internal accommodation briefly comprises of entrance hall, lounge/diner, kitchen, secondary reception room, WC, four bedrooms, master with ensuite and family bathroom. Externally to the front of the property is a driveway providing off-road parking, whilst to the rear of the property is a beautifully presented substantial tiered garden with paved patio and generous lawn. The property further benefits from UPVC double glazing gas central heating. Viewings are highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE PORCH : Well proportioned porch, allowing for space for shoes and plants, leading to entrance door.



ENTRANCE HALL : Via a double glazed UPVC double glazed entrance hall, with radiator and stairs leading to first floor.



OPEN PLAN LOUNGE : 14'9" x 12'6" (Lounge) 12'6" x 8'2" (dining room) Carpet, radiator, stone brick fireplace, UPVC double glazed window to front elevation, UPVC door leading to the rear garden and leading into dining room and further into the kitchen.



KITCHEN : (14'9" x 8'2")Large tiled kitchen with a range of wall and base units ,integrated oven, four ring hob with extractor hood above , one and a half stainless sink unit with mixer tap, plumbed for washing machine and dryer, radiator, UPVC double glazed window, under stairs storage cupboard and UPVC double glazed door leading into garden.



SECOND RECEPTION ROOM: (16'5" x 9'0") With carpet, radiator and UPVC double glazed window.



DOWNSTAIRS WC : Comprising of sink and WC with radiator and UPVC double glazed window.



BEDROOM ONE : (12'6" x 11'6") Front double bedroom with carpet, fitted wardrobes and cupboards radiator and UPVC double glazed window.



ENSUITE : Comprising of sink and WC, shower cubicle, towel rail and UPVC double glazed window.



BEDROOM TWO : (12'2" x 9'0") Front double bedroom, with fitted wardorbes and cupboards radiator and UPVC double glazed window.



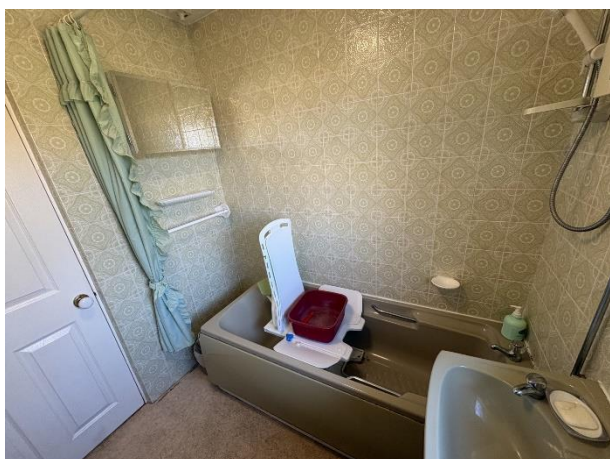
BEDROOM THREE : (9'10" x 7'10") Rear double bedroom with carpet, radiator and UPVC double glazed window.



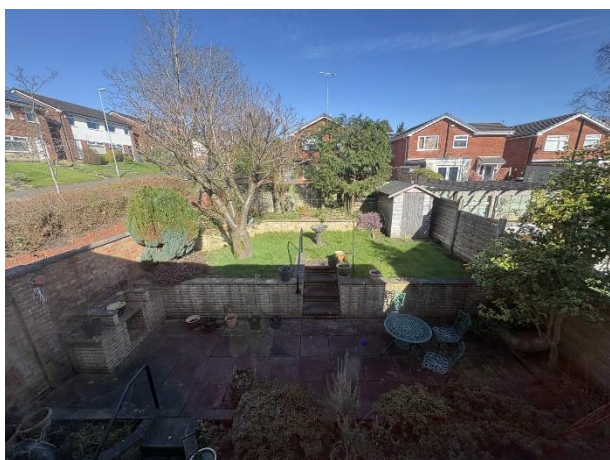
BEDROOM FOUR : (7'3" x 7'3") Rear single bedroom, with carpet, radiator and UPVC double glazed window, which could be utilised as a home office.



BATHROOM : Comprising of bath, sink and WC, towel radiator and UPVC double glazed window.

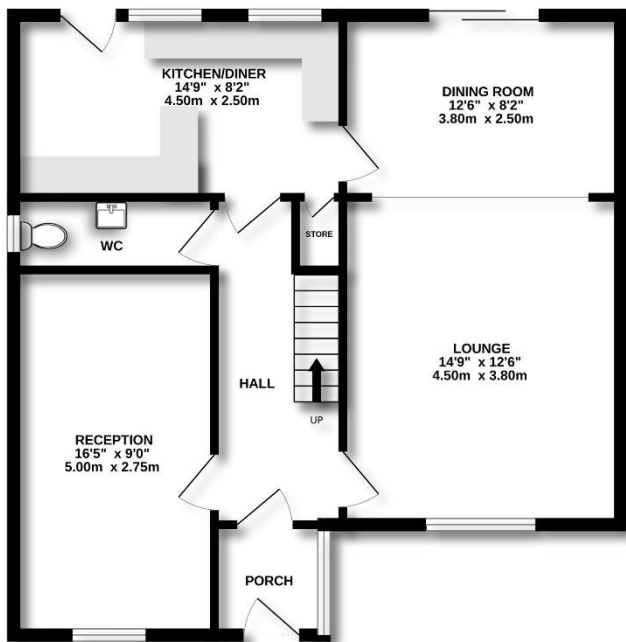


OUTSIDE : Externally to the front of the property is a driveway providing off-road parking, whilst to the rear of the property is a beautifully presented substantial tiered garden with paved patio and generous lawn.

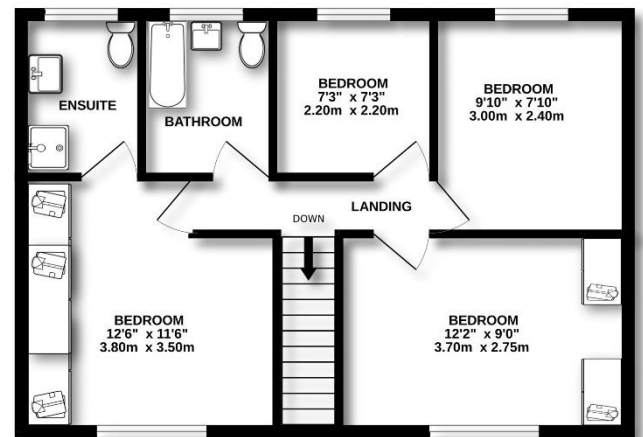




GROUND FLOOR



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Please contact the office before viewing the property.