



Offers Over £200,000

20 Maple Close, Oldham, OL9 0EQ

- Semi-Detached Property
- Two Double Bedrooms
- Lounge
- Dining Kitchen
- Utility Room
- Boarded Loft Room
- Shower Room
- Well Maintained Gardens
- Popular Residential Area
- Viewings Are Highly Recommended

Situated on a generous plot with the potential for extension to both side and rear, subject to planning permission etc, is this two double bedroom semi detached property. The property is situated within a popular residential area of Chadderton, within easy access of excellent local schools and amenities including Chadderton town centre and a short drive from the Northwest motorway network. The property offers generous family living accommodation in the form of lounge, dining kitchen, utility room, two double bedrooms, bathroom and loft room. Externally, the property benefits from a well maintained and generous sized garden to front side and rear and further benefits from UPVC double glazing and gas central heating. Viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

LOUNGE : With open feature fireplace, laminate flooring, radiator, UPVC double glazed window to front elevation and UPVC double glazed French doors leading to rear garden.



DINING KITCHEN : Integrated double oven, four ring induction hob with extractor hood above, integrated fridge, plumbed for washing machine, stainless steel sink unit with mixer tap, radiator, two UPVC double glazed windows and wooden door leading to utility room.



UTILITY ROOM : With UPVC double glazed window and wooden stable door leading to rear garden.



LANDING : With radiator, stairs leading to loft room and UPVC double glazed window.

BEDROOM ONE : Front double bedroom with built in cupboards, radiator and two UPVC double glazed windows.



BEDROOM TWO : Rear double bedroom with built in cupboards, radiator and UPVC double glazed window.



SHOWER ROOM : Comprising of shower cubicle, vanity sink unit and WC, towel radiator, laminate flooring and UPVC double glazed window.



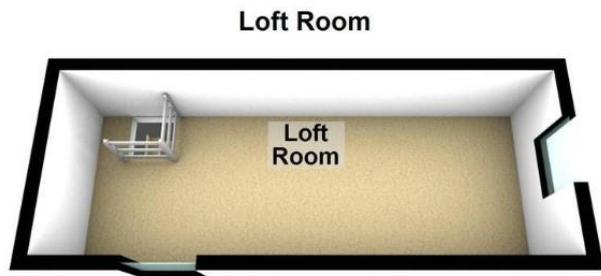
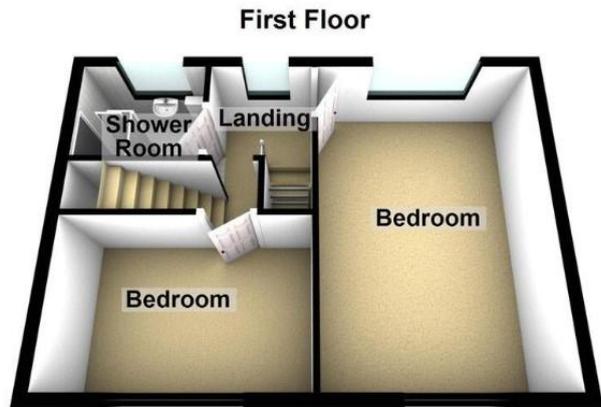
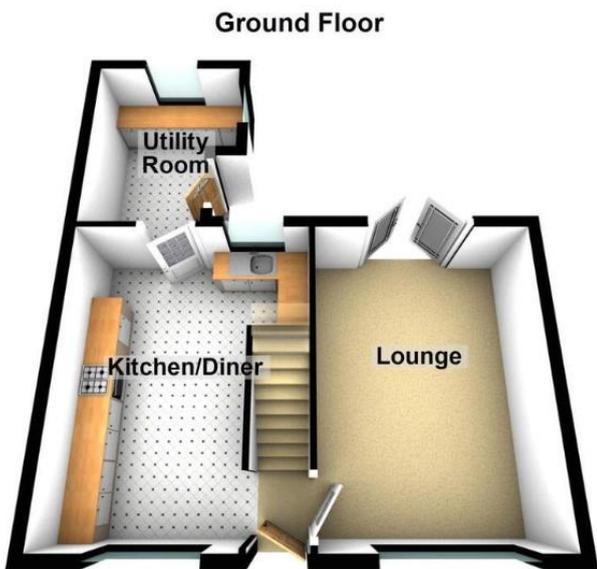
LOFT ROOM : Radiator, under eaves storage, velux window and UPVC double glazed window.



OUTSIDE : Externally, the property benefits from a well maintained and generous sized garden to front, side and rear.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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.

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.