



Price £300,000

14 Ferndown Avenue, Oldham, OL9 9UR

- NO CHAIN
- Converted Garage
- Three Bedrooms
- Good Size Lounge
- Kitchen Diner
- Shower Room
- Substantial Size Rear Garden
- Driveway With Ample Off Road Parking
- Popular Firwood Development
- Viewing Highly Recommended

***** NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION ***** This well presented three bedroomed, detached property is situated on the ever popular Firwood Park development within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. The property offers good size living accommodation with the benefit of a converted detached garage which has been fully insulated with building regulations and is currently being used as an additional living area. Internal accommodation briefly comprises of entrance porch, lounge, kitchen diner, three bedrooms and shower room. Externally to the front of the property is a well maintained lawned garden area and driveway providing ample off road parking, whilst to the rear of the property is a substantial garden with paved patio, lawned garden, additional paved seating area, gated side access and detached garage which has been converted with building regulation. The property further benefits from UPVC double glazing and gas central heating, viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE PORCH: Via a UPVC double glazed entrance door.

LOUNGE: With laminate flooring throughout, feature fire and surround, radiator, stairs leading to first floor and UPVC double glazed window to front elevation.



KITCHEN DINER: Range of wall and base units, free standing oven with four ring gas hob and extractor hood above, spotlights to ceiling, one and a half bowl stainless steel sink unit with mixer tap, plumbed for washing machine, tiled flooring, radiator, understairs storage cupboard, two UPVC double glazed windows and UPVC double glazed door leading to rear garden.



LANDING: UPVC double glazed window and loft access hatch.



BEDROOM ONE: Front double bedroom with fitted wardrobes and bedside cabinets, radiator and UPVC double glazed window.



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



BEDROOM THREE: Front single bedroom with built in cupboard, radiator and UPVC double glazed window.



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



OUTSIDE: Externally to the front of the property is a well maintained lawned garden area and driveway providing ample off road parking, whilst to the rear of the property is a substantial garden with paved patio, lawned garden, additional paved seating area, gated side access and detached garage which has been converted with building regulations.



GARAGE: Currently being used as an additional living space with a small kitchen area and WC.



Floor Plan



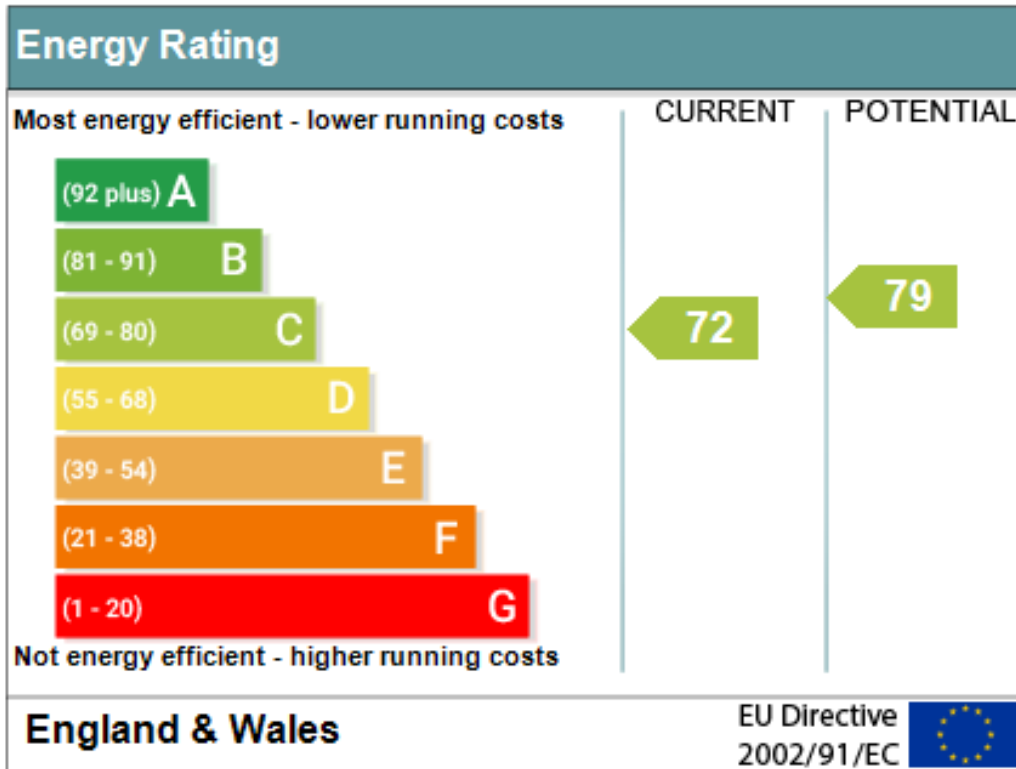
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Address: 14 Ferndown Avenue, Chadderton, OLDHAM, OL9 9UR

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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.