



23 Kimberley Street, Oldham, OL8 4NY

£239,000

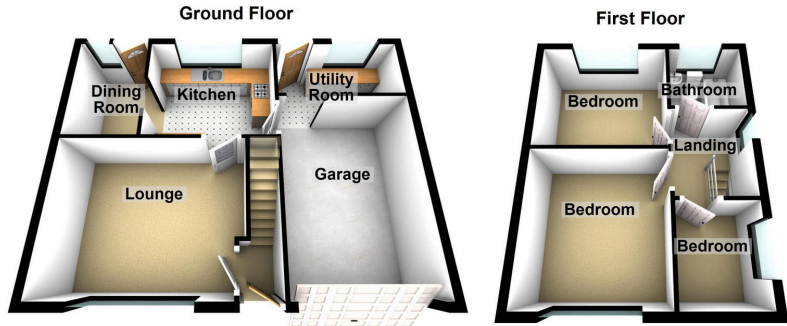
3 1 2



- End Town House
- Three Bedrooms
- Two Reception Rooms
- Perfect Family Home
- Popular Location
- Gardens and Integral Garage
- EPC - tbc



Offered for sale is this well presented end town house situated in a popular sought after location close to local amenities, good schools and transport links. Ideally suited to the young and growing family the ample living space comprises, to the ground floor, entrance hall, lounge, kitchen with integral access to the garage, utility room and dining room. Off the first floor landing you will find three bedrooms (two doubles and a single) and a family bathroom. Outside to the front is a block paved gated driveway leading to an integral garage, whilst to the rear is a good size enclosed paved garden. The property also benefits from gas central heating, double glazing and has just had all the ridge tiles on the roof replaced. Viewing is recommended to appreciate this great family home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Chadderton Office  
 509 Middleton Road,  
 Chadderton, Oldham,  
 OL9 9SH

chadderton@kirkham-property.co.uk  
 t: 0161 626 5688