



Price £350,000

17 Birchwood, Oldham

- *NO CHAIN*
- Detached Property
- Four Bedrooms
- Two Reception Rooms
- Utility Room & Conservatory
- Ample Off Road Parking
- Generous Rear Garden
- Potential For Ideal Family Home
- In Need Of Modernisation/Renovation
- Viewings Are Highly Recommended

NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION

This property is currently undergoing the process of obtaining probate

This four bedroom, detached property has been competitively priced to take into consideration the upgrading required to bring this property back into a beautiful family home. The property is situated on the 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. Internal accommodation briefly comprises entrance porch, entrance hall, downstairs WC, lounge/dining room, kitchen, utility room and conservatory all to the ground floor, whilst to the first floor are four bedrooms, master with en suite and bathroom. Externally to the front of the property is a lawn garden, block paved driveway providing ample off road parking and leading to an attached garage with up and over door, whilst to the rear of the property is a generous sized enclosed garden with paved patio area, lawn garden with flower, tree and shrub borders and wooden shed. The property further benefits from uPVC double glazing and gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE PORCH : Via a wooden entrance door.

ENTRANCE HALL : Via a wooden glazed entrance door with built in storage cupboard, radiator and stairs leading to first floor.



DOWNSTAIRS WC : Comprising of sink and WC, radiator and wooden glazed window.



OPEN PLAN LOUNGE : With feature fireplace, radiator and uPVC double glazed window to front elevation and wooden doors leading to dining room.



DINING ROOM : With radiator, door leading to kitchen and aluminium double glazed sliding doors leading to conservatory.



KITCHEN : A range of wall and base units, four ring gas hob with extractor hood above, stainless steel sink unit, plumbed for dishwasher, radiator, door leading to utility and uPVC double glazed window.



UTILITY ROOM : Base unit with stainless steel sink, plumbed for washing machine, radiator, uPVC double glazed window and uPVC double glazed door leading to rear garden.



CONSERVATORY: Of brick and uPVC construction with tiled flooring, insulated roof with inset spotlights and uPVC double glazed doors leading to rear garden.



LANDING : With built in storage cupboard, loft access hatch and uPVC double glazed window.

BEDROOM ONE : A front double bedroom with fitted wardrobes, radiator and uPVC double glazed window.



ENSUITE : Comprising of shower cubicle, sink and WC, radiator and uPVC double glazed window.



BEDROOM TWO : A rear double bedroom with fitted shelves, radiator and uPVC double glazed window.



BEDROOM THREE : A rear bedroom with radiator and uPVC double glazed window.



BEDROOM FOUR : A front bedroom with radiator and uPVC double glazed window.



BATHROOM : Comprising of bath with overhead electric shower, sink and WC, radiator and uPVC double glazed window.



OUTSIDE : Externally to the front of the property is a lawn garden, block paved driveway providing ample off road parking and leading to an attached garage with up and over door, whilst to the rear of the property is a generous sized enclosed garden with paved patio area, lawn garden with flower, tree and shrub borders and wooden shed.



Address:
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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.