



Price £180,000

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24 Butterworth Street, Oldham, OL9 0JL

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- Extended Mid Terrace Property
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Family Bathroom
- Enclosed Rear Yard
- Spacious Living Accommodation
- Good Location
- Ideal for FTB/Property Investors
- Viewing Highly Recommended

This extended three bedroomed, mid-terrace property offers deceptively spacious family living accommodation and is situated within walking distance of excellent local schools, Chadderton town centre and all its amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, lounge, generous size dining room, kitchen, three bedrooms and bathroom. Externally to the rear property is an enclosed yard with gated rear access. This property would be ideal for first time buyers or property investors. The property further benefits from UPVC double glazing, gas central heating and viewing of the property is highly recommended.

#### INTERNAL ACCOMMODATION:

**ENTRANCE PORCH:** Via a UPVC double glazed entrance door.

**LOUNGE:** Laminate flooring, radiator and UPVC double glazed windows to front elevation.



**DINING ROOM:** Laminate flooring, radiator and UPVC double glazed windows to rear elevation.



**KITCHEN:** A range of wall and base units, integrated oven, four ring halogen hob with extractor hood above, stainless steel sink unit with mixer tap, space for washing machine and dryer, understairs storage cupboard, UPVC double glazed window and UPVC double glazed door leading to rear yard.



**FIRST FLOOR:**

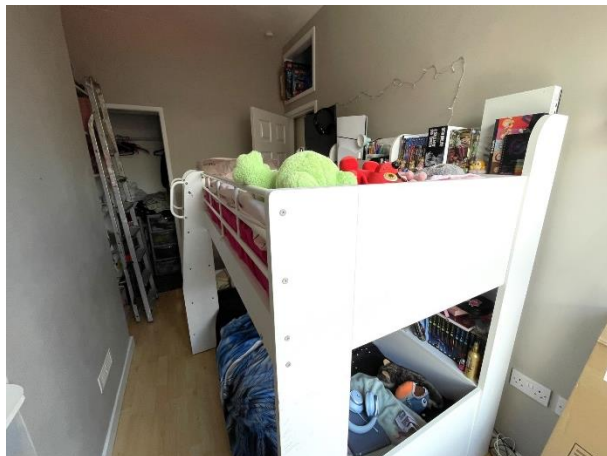
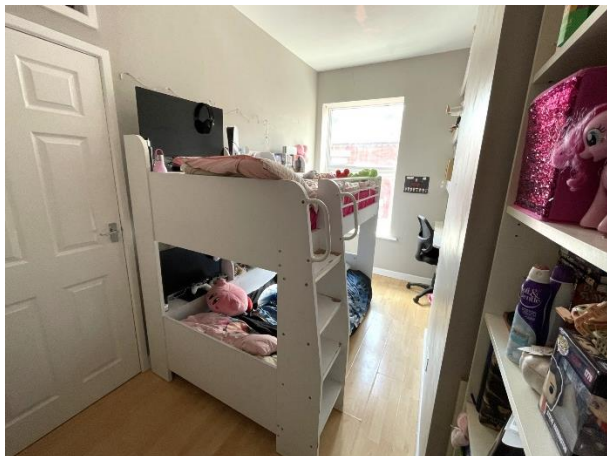
**LANDING:** Loft access hatch, loft ladders leading to a generous size boarded loft area.



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



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



**BEDROOM THREE:** Front single bedroom with radiator and UPVC double glazed window.



**BATHROOM:** Generous sized bathroom comprising of bath, shower cubicle, vanity sink unit and WC, radiator and UPVC double glazed window.

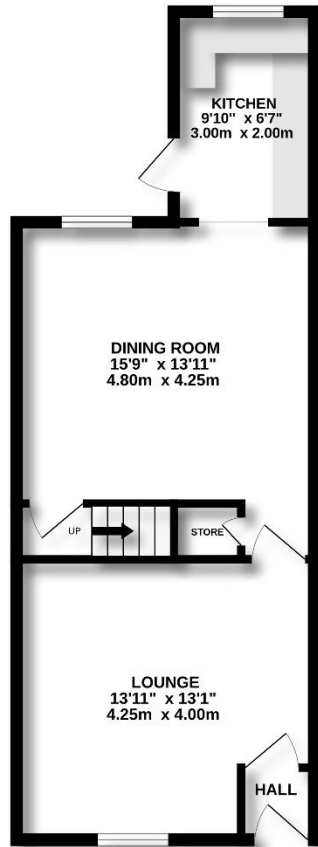


OUTSIDE: Externally to the rear property is an enclosed yard with gated rear access.

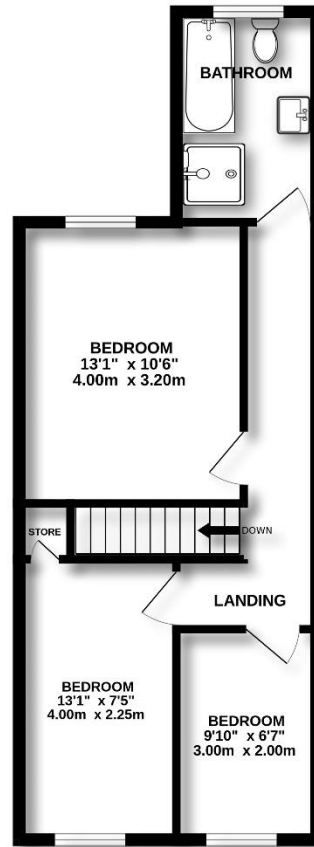


# Floor Plan

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 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+	<b>A</b>		
81-91	<b>B</b>		85 <b>B</b>
69-80	<b>C</b>	75 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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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.