



Price £280,000

21 Fernlea Avenue, Oldham, OL1 2QH

- End Terrace Property
- Three Double Bedrooms
- Two Generous Reception Rooms
- Modern Fitted Kitchen
- Master Bedroom With En Suite
- Modern Shower Room
- Well Maintained Rear Garden
- Off Road Parking
- Popular Residential Area
- Viewings Are Highly Recommended

NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION

This beautifully, presented, extended, end terrace property, offers substantial family living accommodation, and benefits from two separate reception rooms, in addition to a modern kitchen, three substantial double bedrooms, master with en suite facilities and a modern shower room. The property also benefits from substantial garden with the addition of rear car port offering off road parking and leading to a detached garage. The property is in easy access of excellent local schools and amenities, including Chadderton Town Centre and a short drive from the Northwest motorway network. 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 uPVC double glazed entrance door.



LOUNGE : Via a uPVC double glazed entrance door, with laminate flooring, stairs leading to first floor, under stairs storage cupboard, radiator and uPVC double glazed window to front elevation.



DINING ROOM : With radiator, uPVC double glazed window and uPVC double glazed French doors leading to rear garden.



KITCHEN : A modern range of wall and base units, induction hob with extractor hood above, inset sink unit with mixer tap, plumbed for washing machine, tiled flooring, radiator two uPVC double glazed windows and uPVC double glazed door leading to rear garden.



LANDING : With loft access hatch with loft ladders.



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



ENSUITE : Comprising of sink and WC and uPVC double glazed window.



BEDROOM TWO : A double bedroom with radiator and uPVC double glazed window to both front and rear elevation.



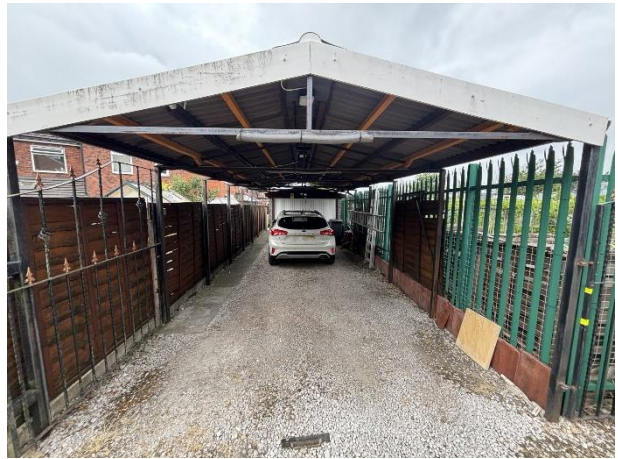
BEDROOM THREE : A rear double bedroom with fitted wardrobes, radiator and uPVC double glazed window.



SHOWER ROOM : A modern shower room with walk in shower, sink and WC, towel radiator, tiled walls and floor and uPVC double glazed window.



OUTSIDE : Externally to the front of the property is a front garden area with pathway steps leading to entrance door, whilst to the rear is a paved patio, lawn garden with flower and shrubs and leading to detached garage with additional car port providing ample off road parking.



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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Address:
519 Middleton Road
Chadderton
OL9 9SH

Tel: 0161 626 0333
Email: sales@aschadderton.com

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.