



Price £250,000

18 Tavistock Drive, Chadderton, Oldham

- NO CHAIN
- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Bathroom
- Good Size Garden
- Ample Off Road Parking
- Ideal Investment Property
- Popular Residential Area
- Viewings Are Highly Recommended

*****NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION***** This three bedroom semi-detached property is ideal for a property investor or First Time Buyer looking to put their stamp on a property and is situated within the popular residential area of North Chadderton within easy access of excellent local schools and amenities, public transport links and North West motorway network. The internal accommodation beautifully comprises of an entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom. Externally to the front of the property is a lawn garden area with driveway providing ample off road parking and leading to a detached garage, whilst to the rear of the property there is a paved patio area and lawn garden with flower and shrub borders. The property further benefits from UPVC double glazing and gas central heating. Viewings of the property are highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a uPVC double glazed entrance door with side window, radiator and doors leading to lounge and kitchen.



LOUNGE : A front reception room with two radiators and uPVC double glazed sliding doors to front elevation.



KITCHEN : With a range of wall and base units, free standing double oven with four ring gas hob, space for fridge freezer, stainless steel sink unit with mixer tap, plumbed for washing machine, radiator, uPVC double glazed window and uPVC double glazed door leading to rear garden.



DINING ROOM : A rear reception room with radiator stairs leading to first floor and uPVC double glazed window.



LANDING : With uPVC double glazed window.



BEDROOM ONE : A rear double bedroom with built in storage cupboard, radiator and uPVC double glazed window.



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



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



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

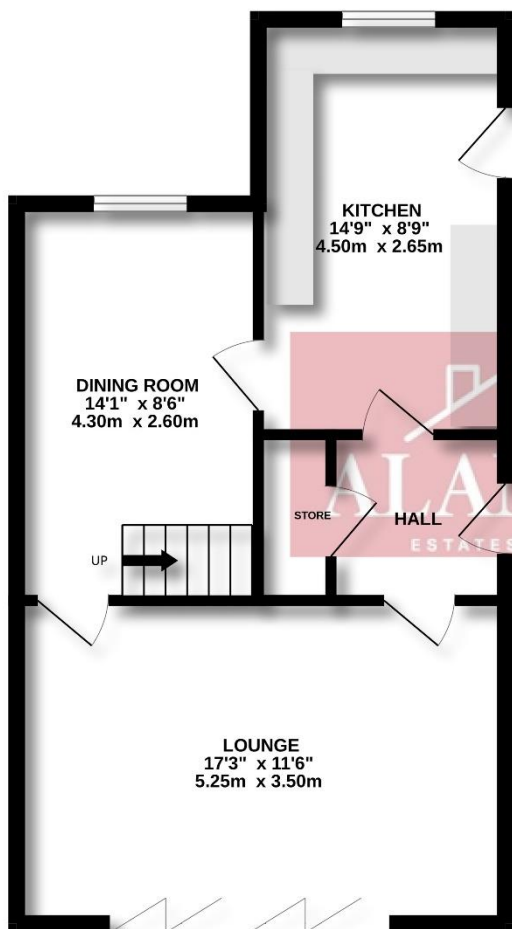


OUTSIDE : Externally to the front of the property is a lawn garden area with driveway providing ample off road parking and leading to a detached garage, whilst to the rear of the property there is a paved patio area and lawn garden with flower and shrub borders.



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		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.