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Clarke & Co are pleased to present this two-bedroom, semi-detached property on the popular Firwood Park Development. Ideally located, the property is close to local amenities, including schools, shops, and transport links.

The accommodation briefly comprises an entrance hall, lounge, kitchen, and conservatory on the ground floor. On the first floor, there are two bedrooms and a newly installed shower room. The property further benefits from gas central heating and double glazing. Externally, there is a front garden and driveway, as well as a block-paved patio and lawned garden to the rear.

This property would make an ideal first home or a great investment opportunity.

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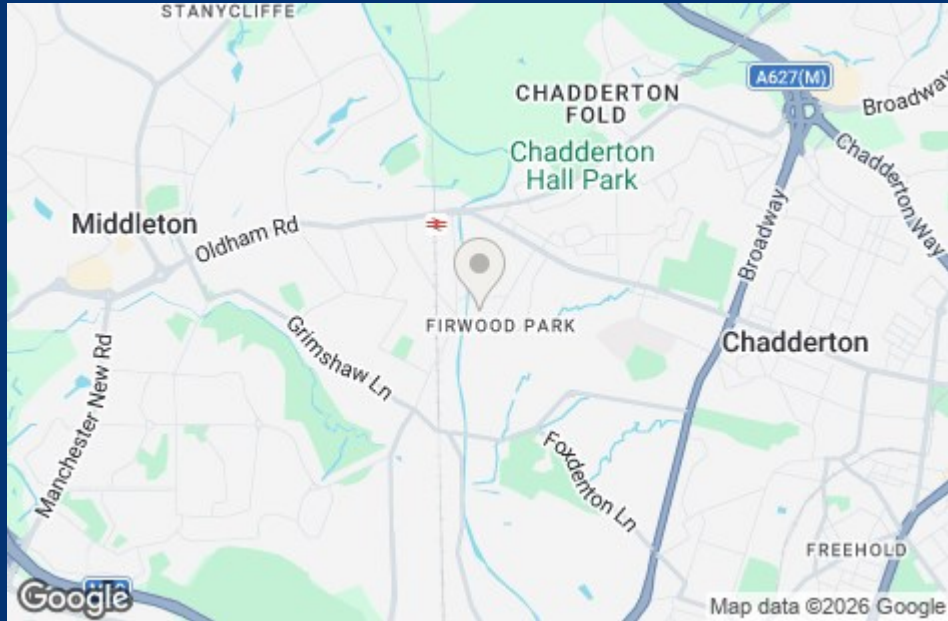


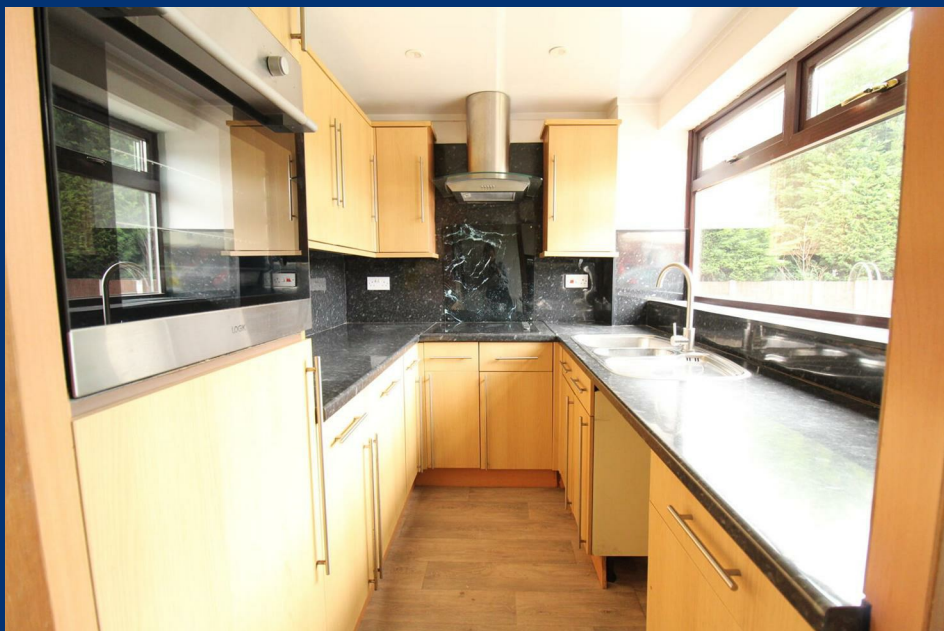
**CLARKE & CO.**

*the property professionals*

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SPRUCEWOOD, CHADDERTON, OLDHAM, OL9 9UA





## Accommodation and Amenities

### Entrance Hallway

Entrance hall with radiator.

### Lounge

Rear facing patio doors to conservatory. Electric fireplace, radiator and laminate flooring. Stairs off to first floor landing.

### Kitchen

Front facing upvc double glazed window. Range of fitted wall and base units with worktops and one and a half bowl stainless steel sink unit. Inset eye level single oven, four ring hob and extractor fan. Integrated newly fitted under counter fridge and freezer. Spot Lighting.

### Conservatory

Half brick and upvc construction, French doors to rear, radiator and laminate flooring.

### Stairs to First Floor Landing

Stairs off lounge to first floor landing

### Bedroom One

Rear facing upvc double glazed window and radiator.

### Bedroom Two

Front facing upvc double glazed window and radiator.

### Shower Suite

Front facing double glazed window. Newly installed shower suite in white with wc, wash hand basin set to white gloss vanity unit, rectangular walk in shower. Towel rail and spot lighting. Upvc panelling to walls.

### Externally

Front garden with pattern concrete and rear garden with block paved patio and lawn.





## Terms

PRICE: £195,000

### Disclaimer

Clarke & Co. Estate Agents for themselves and the vendors, whose agents they are, give notice that all these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic tape' and therefore can only be an approximation. Items in photographs may not be included in the sale. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement and no warranty is given by Clarke & Co., their employees, agents or the vendors. The property is offered subject to contract and may be withdrawn at any time

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*the property professionals*

582 Broadway Chadderton  
OL9 9NF

01616 825300  
sales@clarkeand.co.uk