

ALISTAIR STEVENS

CHADDERTON



Offers Over £175,000

111 Oakbank Avenue, Oldham, OL9 9RS

- NO CHAIN
- Ideal for First Time Buyers
- Terrace Property
- Two Bedrooms
- Lounge
- Dining Kitchen
- Shower Room
- Popular Location
- Ample Off-Road Parking
- Viewing Highly Recommended

*****NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION***** This two bedroomed terrace property is ideal for first time buyers and is situated on the popular Oakbank Avenue within easy access of excellent local schools and amenities, public transport links including Mills Hill train station and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining kitchen, two bedrooms and shower room. Externally to the front of the property is a block paved driveway providing ample off-road parking whilst to the rear of the property is a good sized rear garden with green house, gated rear access, shed and detached garage. The property further benefits from UPVC double glazing and gas central heating and viewing of the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a UPVC double glazed entrance door with stairs leading to first floor.

LOUNGE: 13'1" (3.99m) x 11'10" (3.61m): Open fireplace, radiator and UPVC double glazed bay window.



KITCHEN DINER: 11'10" (3.61m) x 9'10" (3m): A range of wall and base units, space for oven and washing machine, stainless steel sink unit with mixer tap, understairs storage cupboard, radiator, UPVC double glazed window and UPVC double glazed door.



FIRST FLOOR:

BEDROOM ONE: 13'1" (3.99m) x 12'2" (3.71m): A front double bedroom with fitted wardrobes, cupboards and drawers, built in cupboard, radiator and UPVC double glazed window.



BEDROOM TWO: 9'10" (3m) x 8'10" (2.69m): A good sized second bedroom with fitted wardrobes, dressing table, radiator and UPVC double glazed window.



SHOWER ROOM: Comprising of shower, vanity sink unit and WC, built in cupboard, towel radiator, loft access hatch, UPVC ceiling with spotlights and UPVC double glazed window.



LOFT: Loft access hatch via the shower room with loft ladders leading to a fully boarded loft with power and lighting.

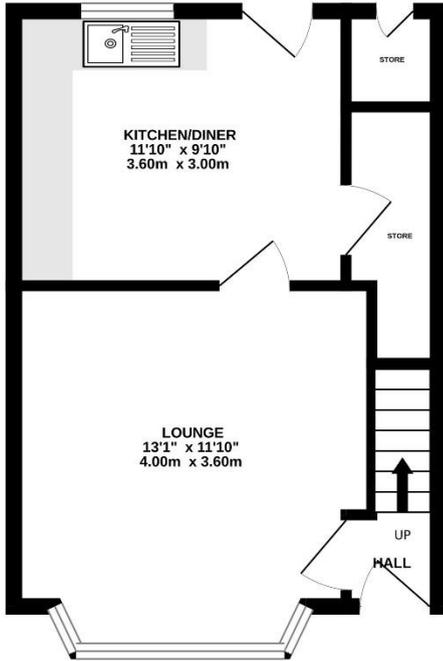


OUTSIDE: Externally to the front of the property is a block paved driveway providing ample off-road parking whilst to the rear of the property is a good-sized rear garden with green house, gated rear access, shed and detached garage.

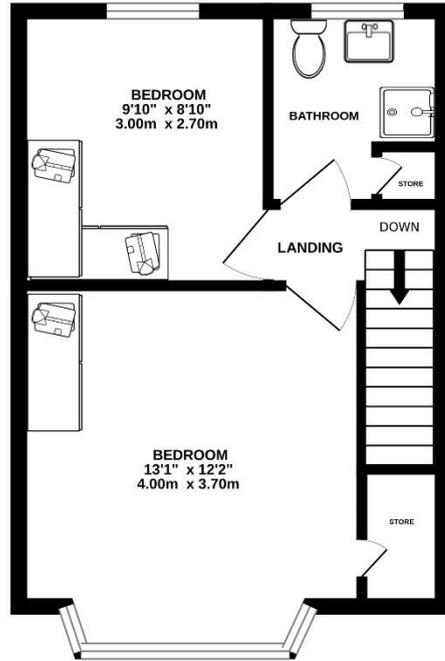


Floor Plan

GROUND FLOOR

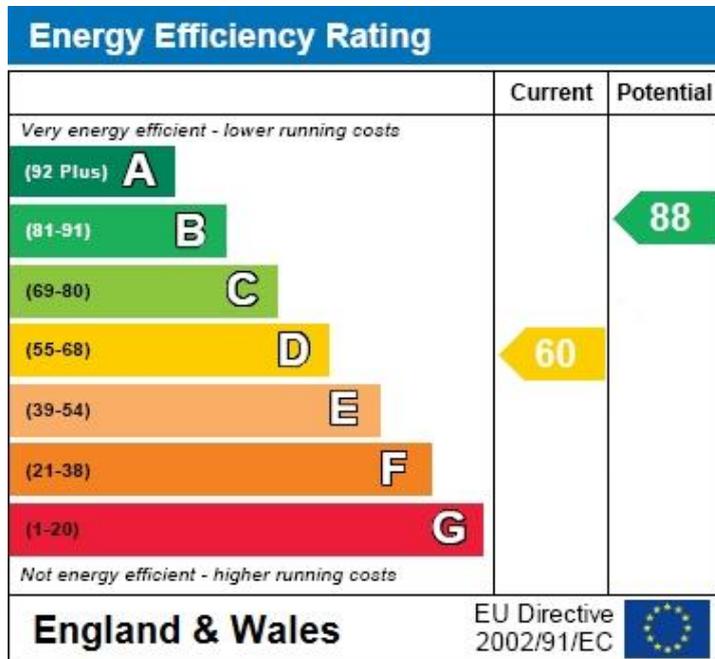


1ST FLOOR



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



Address:
519 Middleton Road
Chadderton
OL9 9SH

Tel: 0161 626 0333
Email: sales@schadderton.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.