

ALISTAIR STEVENS

CHADDERTON



Offers Over £210,000

27 Oriel Avenue, Oldham, OL8 4HH

- Extended Town House
- Three Bedrooms
- Lounge
- Kitchen Diner
- Utility Room
- Separate Dining Room
- Family Bathroom
- Low Maintenance Garden
- Popular Residential Area
- Viewing Highly Recommended

This well presented extended three bedroomed town house is situated within a popular residential area ideal for excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining room, utility room, dining kitchen, three bedrooms and bathroom. Externally to the front of the property is a flagged patio area whilst to the rear of the property is a low maintenance garden with gated rear access. 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 wooden entrance door with radiator, laminate flooring and stairs leading to first floor.



LOUNGE: With electric fire and surround, radiator and UPVC double glazed leaded window to front elevation.

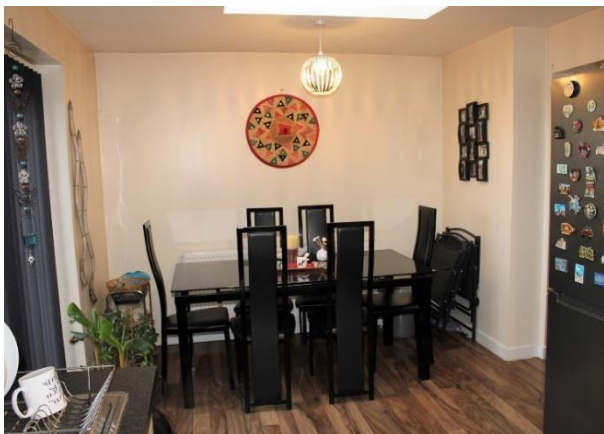


DINING AREA: With laminate flooring.



UTILITY ROOM: With sink and laminate flooring.

KITCHEN DINER: A range of wall and base units, integrated oven with five ring gas hob and extractor hood above, stainless steel sink unit with mixer tap, integrated dishwasher, plumbed for washing machine, two skylights, radiator and UPVC double glazed window.



FIRST FLOOR - Landing:

BEDROOM ONE: A front double bedroom with fitted wardrobes, radiator and UPVC double glazed windows.



BEDROOM TWO: A rear double bedroom with fitted wardrobes, laminate flooring, radiator and UPVC double glazed windows.



BEDROOM THREE: A front bedroom with radiator, fitted cupboards and UPVC double glazed window.



BATHROOM: Comprises of bath with overhead electric shower, sink and WC, towel radiator, UPVC ceiling with inset spotlights and UPVC double glazed window.

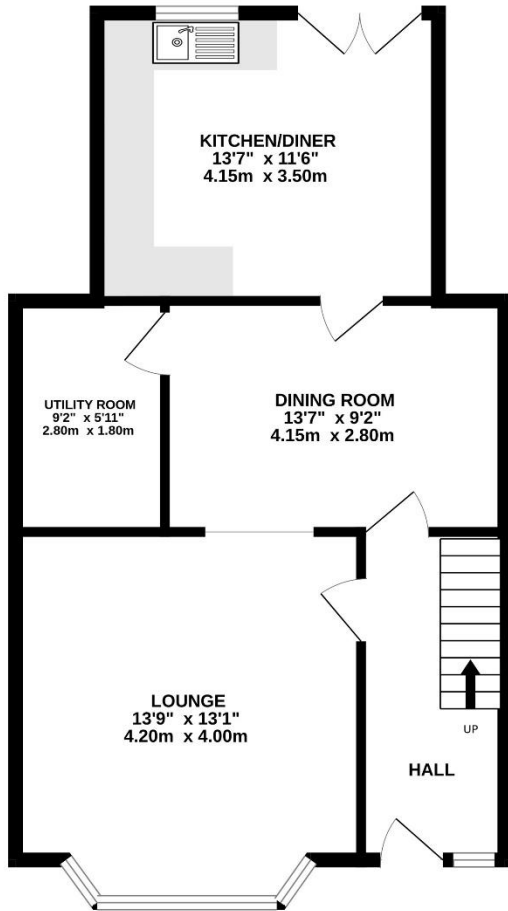


OUTSIDE: Externally to the front of the property is a flagged patio area whilst to the rear of the property is a low maintenance garden with gated rear access.

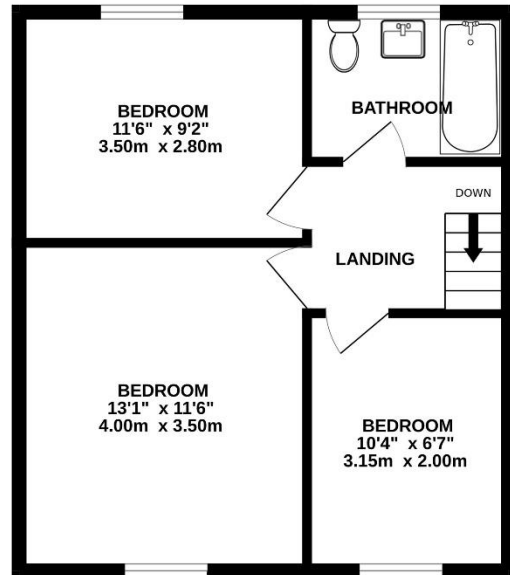


Floor Plan

GROUND FLOOR

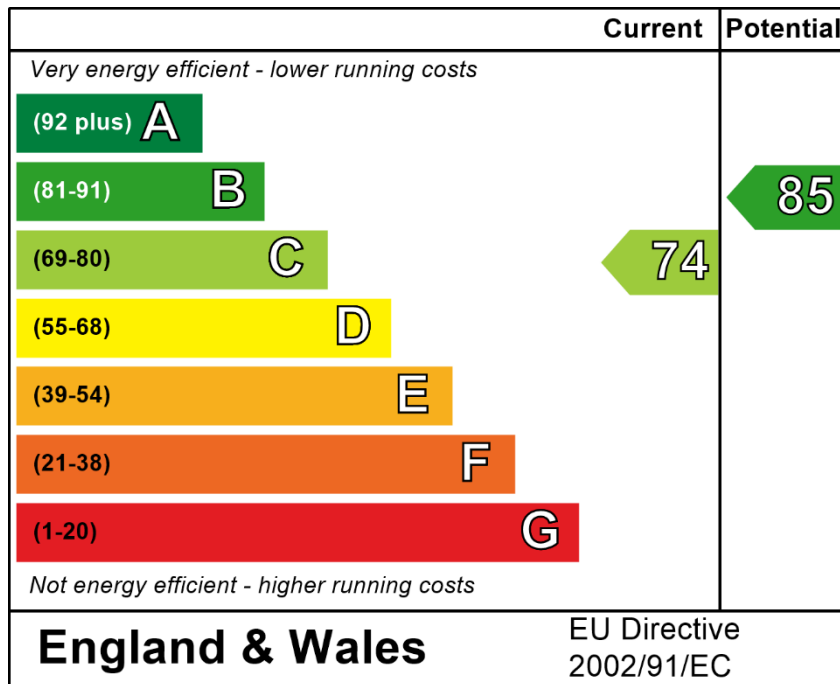


1ST FLOOR



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 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



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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.