Offers Over £165,000

49 Mora Avenue, Oldham, OL9 0EJ

- NO CHAIN
- Semi Detached Property
- Two Good Size Bedrooms
- Open Plan Lounge/Diner
- Kitchen

- Family Bathroom
- Enclosed Garden With Sunny Aspect
- Driveway Providing Off-Road Parking
- Popular Residential Area
- Viewing Highly Recommended

NO CHAIN AND THREFORE VACANT POSSESSION ON COMPLETION This deceptively spacious two bedroomed semi detached property has living accommodation that comprises briefly of entrance porch, entrance hall, open plan lounge/diner, kitchen, two bedrooms and bathroom WC. Externally to the rear is an enclosed garden with sunny aspect, whilst to the front of the property is a hard standing area with driveway providing off-road parking facilities. The property is situated in a convenient and popular residential area within easy access of excellent local schools and amenities, public transport links and a short drive rom the Northwest motorway network. The property benefits further from the installation of gas fired central heating and double-glazed windows and viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE PORCH: Via hard wood glazed entrance door with UPVC double glazed windows and inner glazed door leading through to the entrance hall.

ENTRANCE HALL: With dado rail, radiator and staircase leading to the first floor.

OPEN PLAN LOUNGE/DINER 21'11" (6.68m) x 18'11" (5.77m): Spacious room with living flame gas fire and surround, dado rail, coving, two radiators, UPVC double glazed window to the front and UPVC double glazed patio doors to the rear.

KITCHEN 9'2" (2.79m) x 8'10" (2.69m): A range of wall and base units, integral oven, hob and extractor fan, stainless steel sink unit with mixer tap, splashback tiling, tiled floor, plumbed for machine and UPVC double glazed window to the rear.

FIRST FLOOR: LANDING

BEDROOM ONE 18'1" (5.51m) x 11'10" (3.61m): Front double bedroom with radiator and UPVC double glazed window.

BEDROOM TWO 11'6" (3.51m) x 9'10" (3m): Generous second rear bedroom with radiator, built in storage cupboard and UPVC double glazed window.

BATHROOM: Comprising of three piece suite, wall mounted shower, splashback tiling, radiator and UPVC double glazed window.
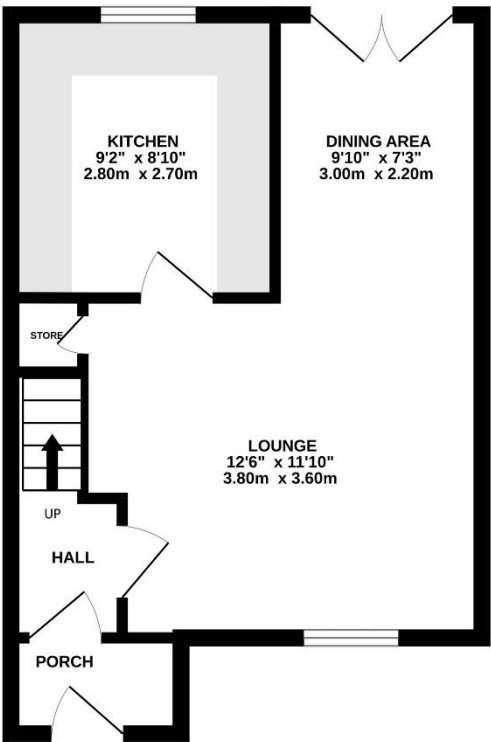
OUTSIDE: Externally to the rear of the property is a garden area with sunny aspect enclosed by boundary fencing, whilst to the front of the property is a driveway and hard standing area providing off road parking facilities with boundary fencing.
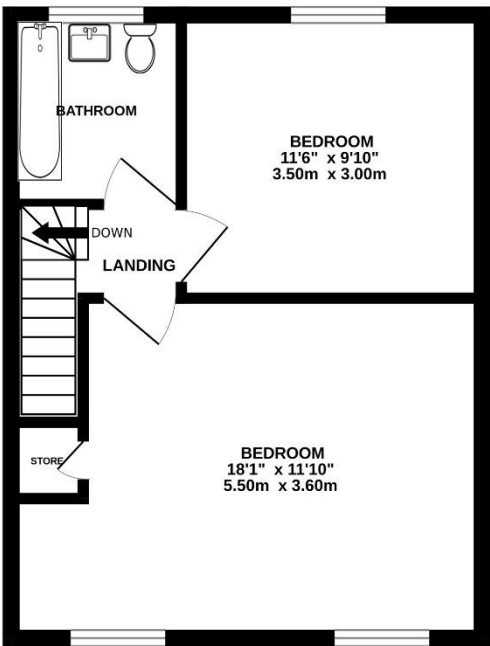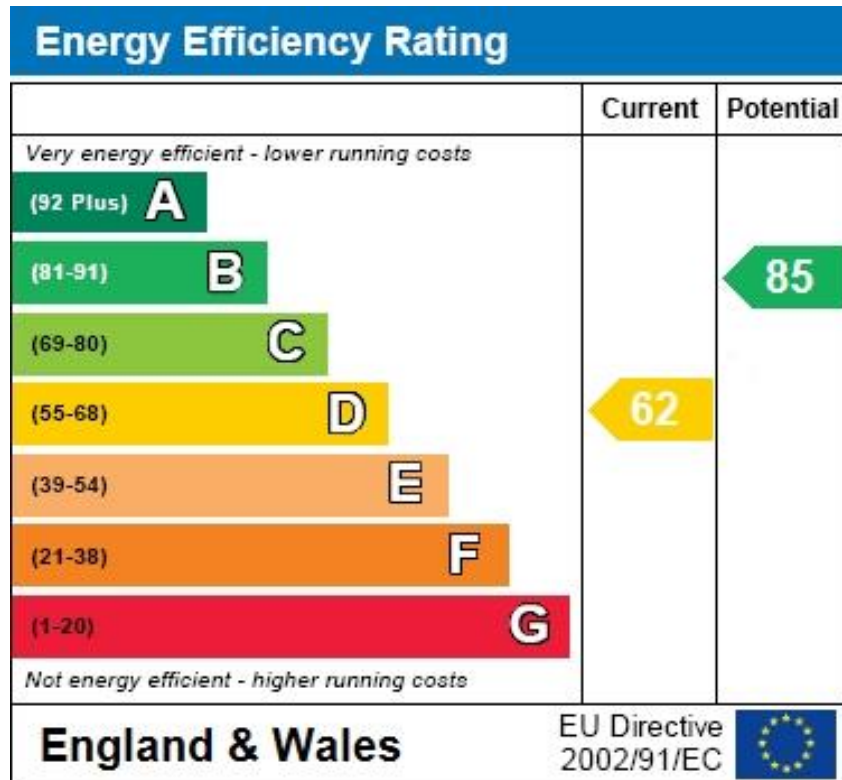
Floor Plan

GROUND FLOOR

KITCHEN
9'2" x 8'10"
2.80m x 2.70m

DINING AREA
9'10" x 7'3"
3.00m x 2.20m

STORE

LOUNGE
12'6" x 11'10"
3.80m x 3.60m

UP

HALL

PORCH

1ST FLOOR

BATHROOM

BEDROOM
11'6" x 9'10"
3.50m x 3.00m

DOWN

LANDING

STORE

BEDROOM
18'1" x 11'10"
5.50m x 3.60m

Energy Performance Certificate

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) **A**		
(81-91) **B**		85
(69-80) **C**		
(55-68) **D**	62	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

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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.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.