

ALISTAIR STEVENS

CHADDERTON



Offers Over £240,000

92 Oakbank Avenue, Oldham, OL9 0PW

- NO CHAIN
- Semi Detached, True Bungalow
- Two Bedrooms
- Modern Extended Dining Kitchen
- Lounge
- Modern Bathroom
- Substantial Rear Garden
- Long Driveway With Ample Parking
- OPTION TO EXTEND
- Viewing Highly Recommended

*****NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION***** This well presented extended two bedroomed, semi detached true bungalow offers excellent size family living accommodation and is situated in a popular residential area of North Chadderton within easy reach of excellent local schools and amenities, public transport links including Mills Hill train station and a short distance from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, modern extended dining kitchen, two bedrooms and modern bathroom. Externally to the front of the property is a lawn garden and long driveway providing ample off-road parking and leading to a detached garage, whilst to the rear of the property is a substantial garden area with paved patio area and long lawned garden beyond. The property further benefits from UPVC double glazing and gas central heating with the option to extend subject to obtaining all relevant permissions while still retaining a substantial rear garden. Viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a composite entrance door.

LOUNGE 12'6" (3.81m) x 12'6" (3.81m): With wooden flooring, gas fire and surround, radiator and UPVC double glazed bay window.



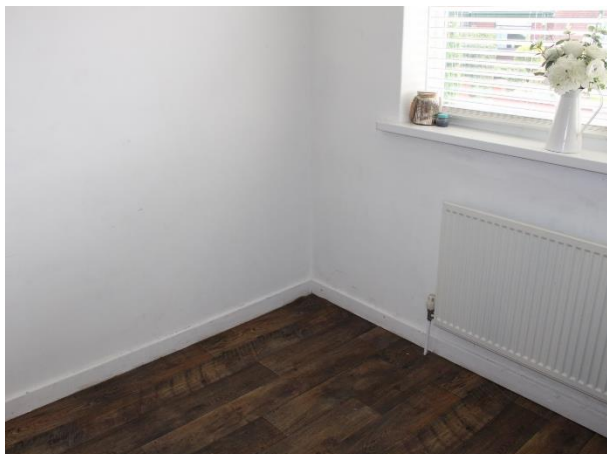
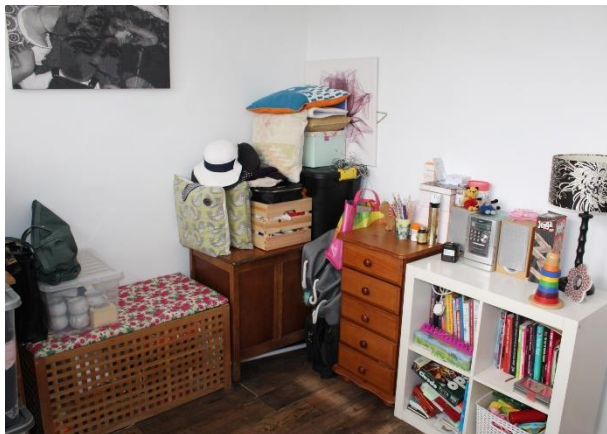
KITCHEN DINER 18'1" (5.51m) x 9'10" (3m): Modern kitchen with a range of wall and base units, one and a half bowl stainless steel sink unit with mixer tap, integrated oven with four ring halogen hob with extractor hood above, radiator, plumbed for washing machine and dryer, spotlights to ceiling, three UPVC double glazed windows and UPVC double glazed composite door leading to rear.



BEDROOM ONE 13'1" (3.99m) x 12'6" (3.81m): Rear double bedroom with radiator and UPVC double glazed window.



BEDROOM TWO 9'10" (3m) x 9'2" (2.79m): Front double bedroom with radiator and UPVC double glazed window.



BATHROOM: Modern bathroom suite comprising of bath with overhead rain shower, vanity sink unit and WC, towel radiator, spotlights to ceiling and UPVC double glazed window.

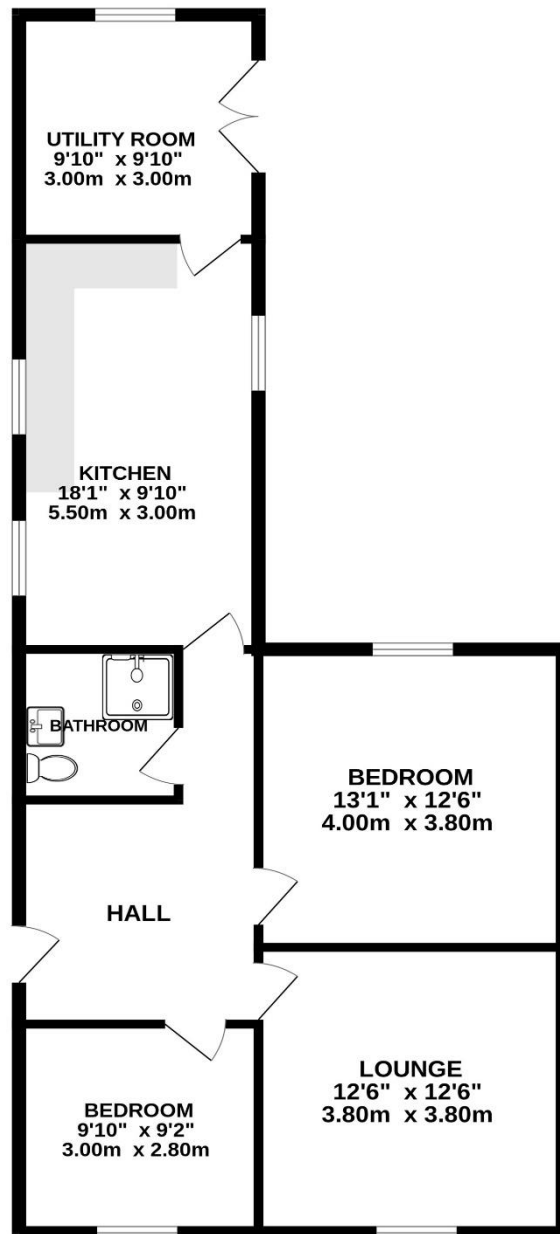


OUTSIDE: Externally to the front of the property is a lawn garden and long driveway providing ample off-road parking and leading to a detached garage, whilst to the rear of the property is a substantial garden area with paved patio area and long lawn garden beyond.



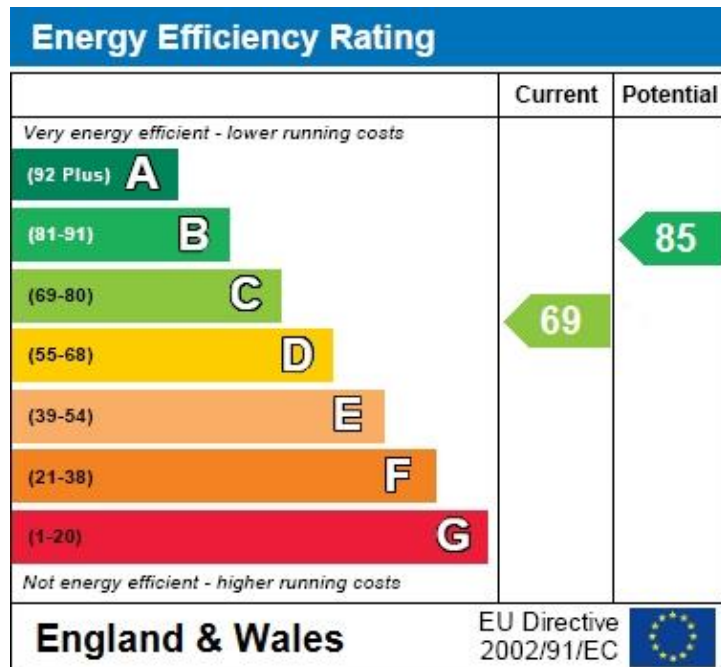
Floor Plan

GROUND 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.