

ALISTAIR STEVENS

ESTATE & LETTING AGENTS



Asking Price £185,000

54 Brunswick Street, Shaw, Oldham, OL2 7RY

- Semi Detached Property
- Open Plan Lounge/Diner
- Kitchen
- Three Generous Bedrooms
- Spacious Bathroom/wc
- Garden Areas & Off Road Parking
- Central Heating & Double Glazed
- Close to Shaw Centre
- Excellent Potential & Value
- NO CHAIN INVOLVED

This three bedroom, semi detached property has living accommodation that comprises briefly to the ground floor entrance porch, open plan lounge/diner and kitchen. To the first floor, there are three bedrooms and bathroom/ WC. Outside there are gardens to front and rear with gates providing off road parking. Property benefits from gas fired central heating and double-glazed windows throughout and is situated in a convenient location with easy access to well-regarded school and amenities, excellent transport links and just a short walk from Shaw Centre as well as a short drive to the Northwest Motorway Network. Property is offered For Sale with Vacant Possession and although requiring some cosmetic improvement offers excellent value. Internal inspection is recommended.

Accommodation



Entrance: Front door entering onto the entrance porch with inner door opening into the lounge.

Open plan lounge/diner: With three central heating radiators, fire surround, staircase leading to first floor, two double-glazed windows to the front and double-glazed patio doors to the rear.



Kitchen: Fitted with a range of basic kitchen units with work surfaces, sink unit with mixer tap, plumbing for washing machine, splash back tiling, double glazed window to the rear, door to the rear.



First Floor

Landing: With double glazed window to the side.



Bedroom One rear: With built in wardrobes, central heating radiator and two double glazed windows to the rear.

Bedroom two front: With central heating radiator, double-glazed window to the front and built in storage over the stairs.



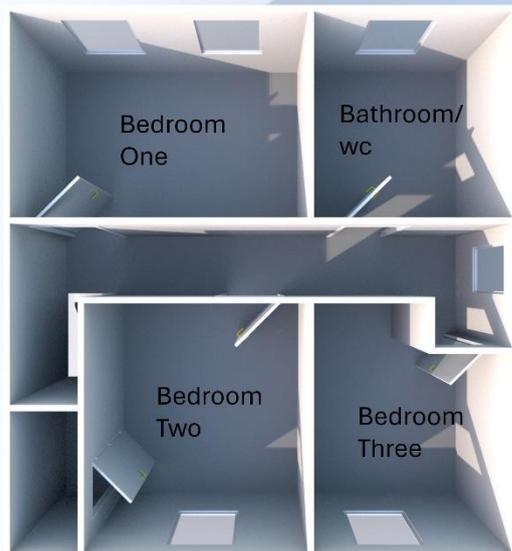
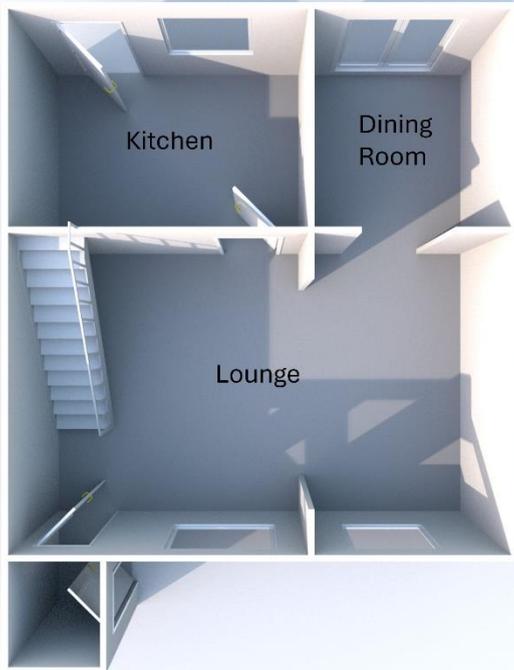
Bedroom Three Front: With built in wardrobes, central heating radiator and double glazed window to the front.

Bathroom/wc: Four-piece suite, shower cubicle, bath, mixer taps, fully tiled walls and floor, heated towel rail, sunken spotlighting and double-glazed window to the rear.





Outside: To the rear there is a spacious enclosed garden to the rear with gate to the side providing off road parking facilities whilst to the front there is a further lawned garden area enclosed by low boundary walls.



Address:
 26 Middleton Road, Royton,
 Oldham, Greater Manchester,
 OL2 5PA

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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.