



Price £140,000

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Ilkley Close, Oldham

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- Purpose Built Apartment
- Two Bedrooms
- Open Plan Lounge
- Modern Fitted Kitchen
- Modern Shower Room
- Lawn Garden To Front
- Well Presented Throughout
- Popular Residential Area
- Ideal For Those Looking To Downsize
- Viewings Are Highly Recommended

Situated in a popular residential area of Chadderton is this two bedroom, purpose built apartment, which offers ideal living accommodation for those looking to down size. The property is located within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, open plan lounge/kitchen, two bedrooms and modern shower room. Externally to the front of the property is a lawn garden area and block paved pathway leading to the entrance. The property further benefits from uPVC double glazing and gas central heating. Viewing the property is highly recommended.

#### INTERNAL ACCOMMODATION :

ENTRANCE : Via a composite double glazed entrance door.



HALLWAY: With loft access hatch and loft ladders leading to a boarded loft.

#### OPEN PLAN LOUNGE/KITCHEN :

LOUNGE : With radiator and uPVC double glazed window to front elevation.



**KITCHEN :** With a range of modern wall and base units, integrated double oven, five ring gas hob with extractor hood above, one and a half stainless steel sink unit with mixer tap, plumbed for washing machine



**BEDROOM ONE :** A generous rear double bedroom with fitted wardrobes, radiator and uPVC double glazed window



**BEDROOM TWO :** A single bedroom with a fitted wardrobe, radiator and uPVC double glazed window



**SHOWER ROOM** : A modern shower room comprising of shower cubicle, vanity sink unit and WC, tiled

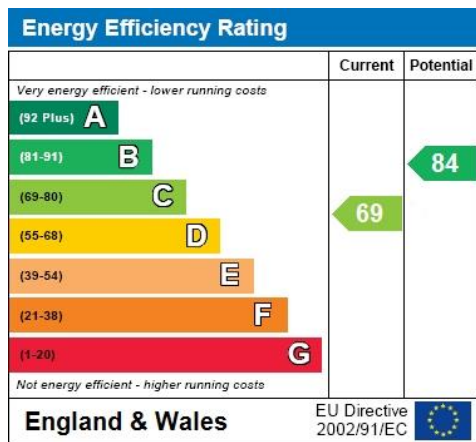








Floorplan



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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.