



Price £165,000

26 Hillside Avenue, Oldham

- Mid Terrace Property
- Two Double Bedrooms
- Lounge
- Dining Room
- Bathroom
- Enclosed Rear Garden
- Detached Garage
- Easy Access To Oldham/Ashton
- Ideal For FTB/ Property Investor
- Viewings Are Highly Recommended

NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION

This two, double bedroom, mid terrace property is situated in the heart of Lees village, within walking distances of local schools and amenities, public transport links and easy access to Oldham, Ashton and the countryside, over to Greenfield. Internal accommodation briefly comprises of entrance hall, lounge, dining room and two double bedrooms and bathroom. Externally to the front of the property is a small forecourt garden whilst to the rear of the property is a small rear garden with steps leading down to a detached garage and gated rear access. The property further benefits from UPVC double glazing and gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a UPVC double glazed entrance door with radiator and stairs leading to first floor.



LOUNGE : With feature fireplace radiator and UPVC double glazed led window.



DINING ROOM : With feature fireplace, two radiators and UPVC double glazed leaded window.



KITCHEN : With a range of wall and base units, space for oven, sink with mixer tap, radiator, UPVC double glazed window and wooden glazed door and wooden stone door leading to rear yard.



LANDING : With UPVC double glazed storage cupboard.



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



BEDROOM TWO : A rear double bedroom with built in wardrobes, radiator and UPVC double glazed window.



BATHROOM : With corner bath, sink and WC, towel radiator and UPVC double glazed window.




OUTSIDE : Externally to the front of the property is a small forecourt garden whilst to the rear of the property is a small rear garden with steps leading down to a detached garage and gated rear access.





Floorplan

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