



Offers Over £175,000

Fir Tree Avenue, Oldham

- Mid Townhouse
- Two Double Bedrooms
- Lounge
- Dining Kitchen
- Bathroom
- Substantial Rear Garden
- Potential To Extend
- Popular Residential Area
- Ideal for FTB
- Viewings Are Highly Recommended

This two double bedroom, mid townhouse is ideal for first time buyers offering generous family living accommodation and a substantial rear garden which provides the option for an extension subject to obtaining all relevant permissions. The property is situated for excellent local schools, amenities and public transport links. Internal accommodation briefly comprises of entrance hall, lounge, dining kitchen, two double bedrooms and bathroom. Externally to the front of the property is a small garden area, whilst to the rear of the property is a substantial rear garden with lawn and central pathway. 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 composite double glazed entrance door and stairs leading to first floor.

LOUNGE : With laminate flooring, radiator and UPVC double glazed window to front elevation.



DINING KITCHEN : With a range of wall and base units, integrated oven, four ring alogen hob with extractor hood above, stainless steel sink unit with mixer tap, plumbed for washing machine, under stairs storage cupboard, radiator UPVC double glazed window and UPVC double glazed door leading to rear garden.

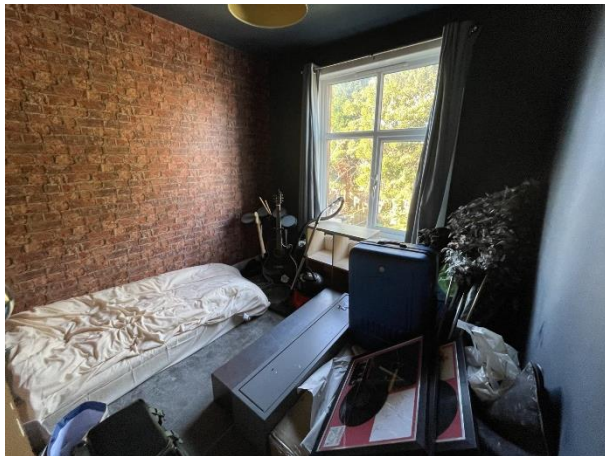


LANDING : With loft access hatch.

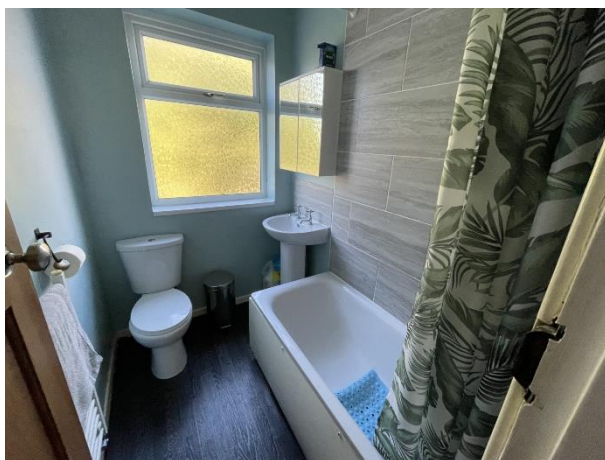
BEDROOM ONE : Front double bedroom with built in storage cupboard, radiator and two UPVC double glazed windows.



BEDROOM TWO : Rear double bedroom with radiator and UPVC double glazed window.



BATHROOM : Comprising of bath with shower off mixer tap, sink and WC, towel radiator and UPVC double glazed window.

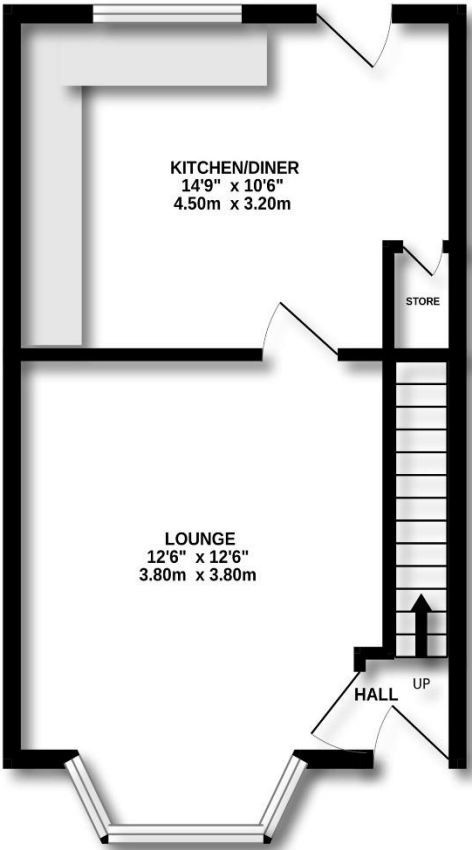


OUTSIDE : Externally to the front of the property is a small garden area, whilst to the rear of the property is a substantial rear garden with lawn and central pathway.

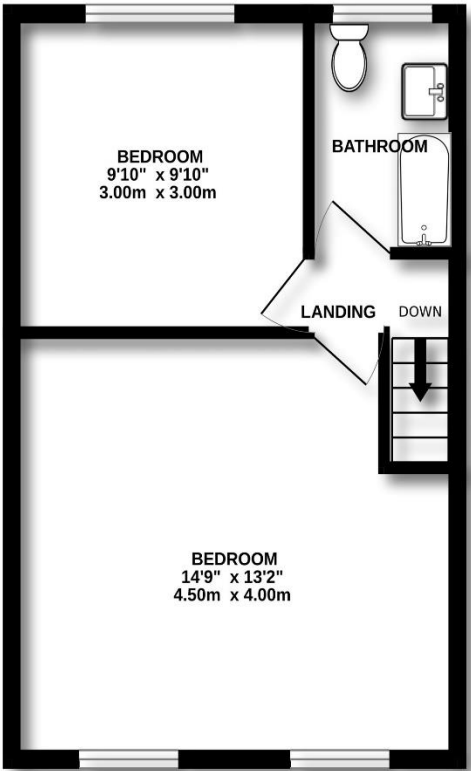


Floor Plan

GROUND FLOOR



1ST 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Please contact the office before viewing the property.