



Price £230,000

8 Dawlish Avenue, Oldham

- Semi Detached Property
- Three Bedrooms
- Generous Front Reception Room
- Kitchen Diner
- Modern Shower Room
- Low Maintenance Rear Garden
- Ample Off Road Parking
- Close To Chadderton Hall Park/Mills Hill
- Popular Residential Area
- Viewings Are Highly Recommended

Alan Ryan Estates are pleased to bring to market this three bedroom, semi detached property, which is situated in a popular residential area of North Chadderton 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 lounge, kitchen, three bedrooms and modern shower room. Externally to the front of the property is a lawn garden and a generous driveway providing ample off road parking leading to a detached garage. To the rear is a low maintenance garden with paved patio and Astroturf Lawn garden area with mature tree and shrubs borders. The property further benefits from uPVC double glazing and gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

LOUNGE 17'3" (5.26m) x 15'1" (4.6m): Via a uPVC double glazed door with feature fireplace and surround, radiator and stairs leading to first floor.



DINING KITCHEN 8'7" (2.62m) x 15'1" (4.6m): With a range of wall and base units, four ring gas hob with extractor hood above, stainless steel sink unit with mixer tap, fridge freezer, plumbed for washing machine, tiled flooring, radiator, uPVC double glazed window and uPVC double glazed sliding doors leading to rear garden.



LANDING : With loft access hatch.



BEDROOM ONE 14'2" (4.32m) x 8'3" (2.51m): A front double bedroom with radiator and uPVC double glazed window



BEDROOM TWO 10'1" (3.07m) x 8'3" (2.51m): A front single bedroom with radiator and uPVC double glazed window.



BEDROOM THREE 9'7" (2.92m) x 6'6" (1.98m): A rear double bedroom with fitted wardrobes, radiator and uPVC double glazed window.



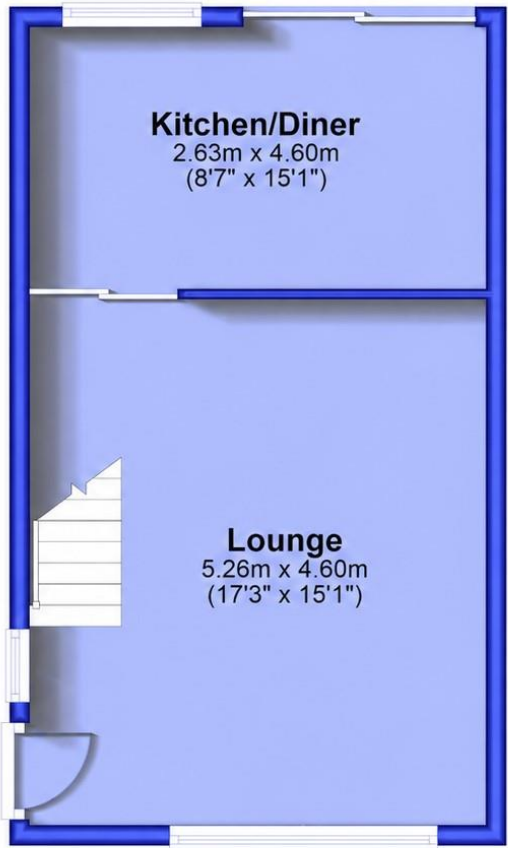
SHOWER ROOM 6'6" (1.98m) x 5'11" (1.8m): A modern shower room comprising of shower, sink and WC, towel radiator and uPVC double glazed window.



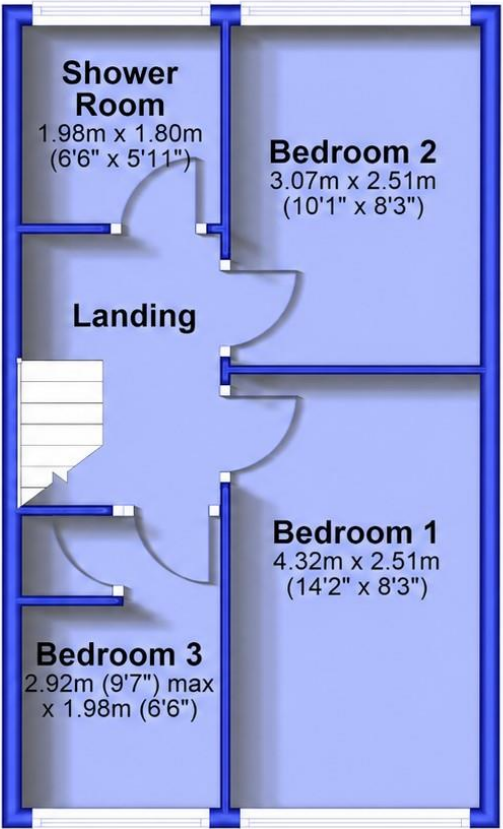
OUTSIDE : Externally to the front of the property is a lawn garden and a generous driveway providing ample off road parking leading to a detached garage. To the rear is a low maintenance garden with paved patio and Astroturf Lawn garden area with mature tree and shrubs borders.



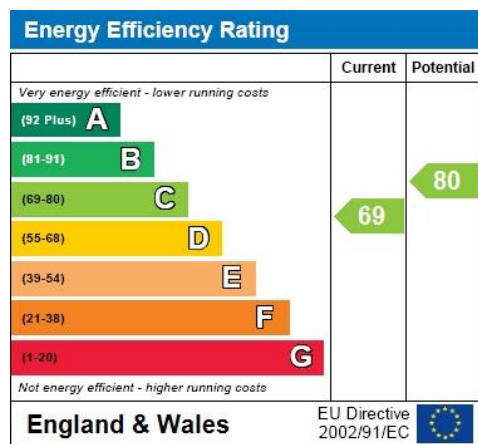
Ground Floor



First Floor



Total area: approx. 71.5 sq. metres (769.6 sq. feet)



Address:
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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.