



Price £235,000

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164 Denton Lane, Oldham

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- End Terrace Property
- Three Bedrooms
- Lounge
- Modern Fitted Dining Kitchen
- Modern Family Bathroom
- Garden Area To Front
- Enclosed Rear Garden
- Popular Residential Area
- Ideal For FTB
- Viewings Are Highly Recommended

This beautifully presented, modern, three bedroom end terrace property is ideal for first time buyers, offering generous family living accommodation and is situated within a popular residential area of 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, entrance hall, lounge, modern fitted dining kitchen, three bedrooms and family bathroom. Externally to the front of the property is a garden area with lawn, flowers and shrubs and pathway leading to entrance door. To the rear of the property is a low maintenance garden with paved patio, artificial lawn and detached garage. The property further benefits from UPVC double glazing and gas central heating and viewing the property is highly recommended.

**ENTRANCE HALL :** Via a composite double glaze entrance door with radiator built-in meter cupboard and stairs leading to first floor.



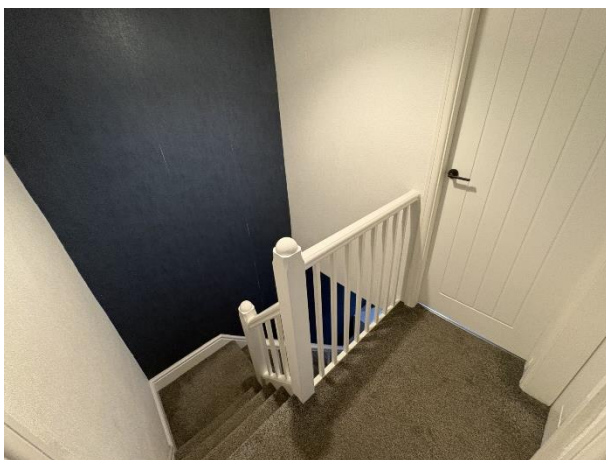
**LOUNGE :** With laminate flooring, radiator, feature electric fire and surround and UPVC double glazed window to front elevation.



DINING KITCHEN : With a modern range of wall and base units, integrated oven with four ring gas hob and extractor hood above, stainless steel sink unit with mixer tap, plumbed for washing machine, radiator, UPVC double glazed bay window in the dining area with composite door leading to rear garden.



LANDING:



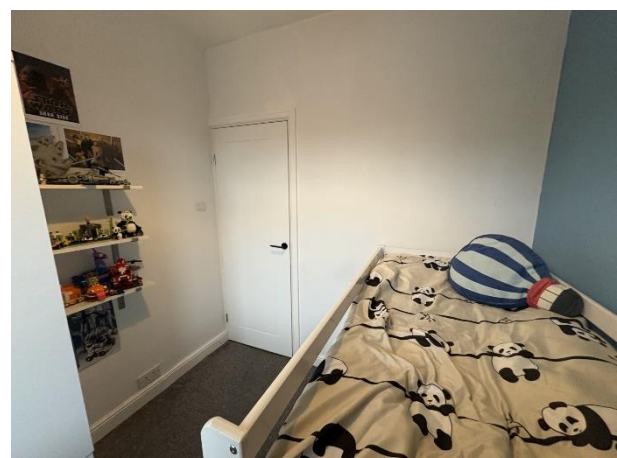
**BEDROOM ONE** : Front double bedroom with radiator and UPVC double glazed window.



**BEDROOM TWO** : Rear double bedroom with fitted wardrobes, radiator and UPVC double glazed window.



**BEDROOM THREE** : Front single bedroom, radiator and UPVC double glazed window.



**BATHROOM :** With bath with overhead rainshower, vanity sink unit and WC, towel radiator, tiled flooring, UPVC ceiling with inset spotlights and UPVC double glazed window.

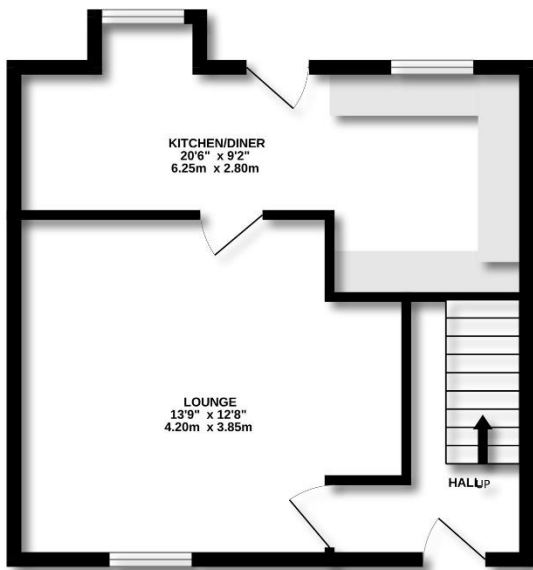


**OUTSIDE:** Externally to the front of the property is a garden area with lawn, flowers and shrubs and pathway leading to entrance door. To the rear of the property is a low maintenance garden with paved patio, artificial lawn and detached garage.

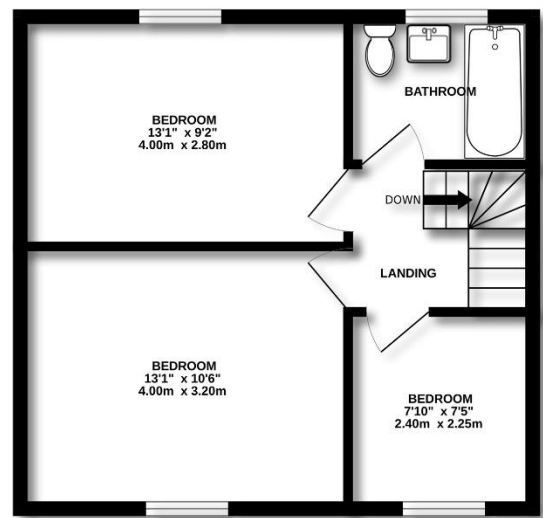


# Floorplan

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		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.