



Price £260,000

20 Lichfield Drive, Oldham, OL9 0AZ

- Semi Detached Property
- Two Double Bedrooms
- Open Plan Kitchen Diner
- Good Size Lounge
- Family Shower Room
- Well Presented Rear Garden
- Converted Garage/Outhouse
- Driveway Providing Off Road Parking
- Quiet Cul De Sac Location
- Viewing Highly Recommended

Alan Ryan Estates are pleased to market this beautifully presented two bedroom semi detached property, situated in a quiet cul-de-sac of North Chadderton within easy access of excellent local schools and amenities, including Elk Mill Retail Park, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, entrance hall, lounge, open plan dining kitchen and shower room all to the ground floor whilst to the first floor is two double bedrooms and WC. Externally to the front of the property is a stone driveway providing off road parking, small lawn garden and a flagged walkway, whilst to the rear is a lawn garden with patio seating area, shrub borders and leading to converted garage/outhouse with power and lighting. The property further benefits from UPVC double glazing and gas central heating, viewing the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE PORCH: Via a UPVC double glazed entrance door.

ENTRANCE HALL: With Laminate flooring.



LOUNGE: A generous front reception room with laminate flooring, radiator and UPVC double glazed window.



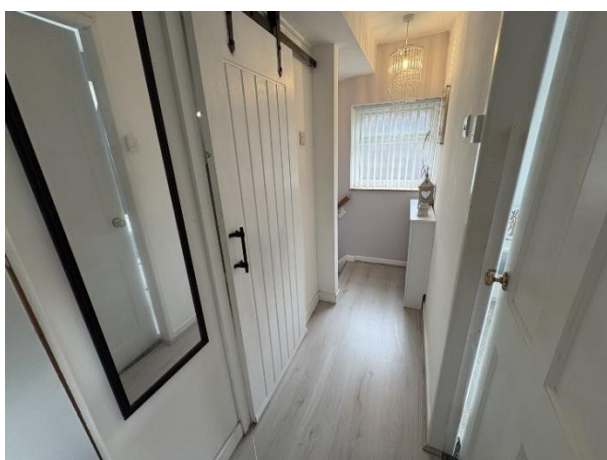
OPEN PLAN DINING KITCHEN: With a range of wall and base units, integrated oven with four ring hob and extractor hood above, integrated fridge freezer, sink unit with mixer tap, plumbed for dishwasher, laminate flooring, UPVC double glazed window and UPVC double glazed doors leading to rear garden.



SHOWER ROOM: Comprising of shower cubicle with rain shower, vanity sink unit and WC, towel radiator, tiled walls and floor and UPVC double glazed window.



LANDING:



BEDROOM ONE: Front double bedroom with built in wardrobes, radiator and UPVC double glazed window.



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



WC: Sink and WC and UPVC double glazed window.



OUTSIDE: Externally to the front of the property is a stone driveway providing off road parking, small lawn garden and a flagged walkway, whilst to the rear is a lawn garden with patio seating area, shrub boarders and leading to converted garage/outhouse with power and lighting.





Floor Plan - To be added.



Energy Performance Certificate – To be added.

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.