ALAN RYAN
ESTATES AND LETTINGS



Price £290,000

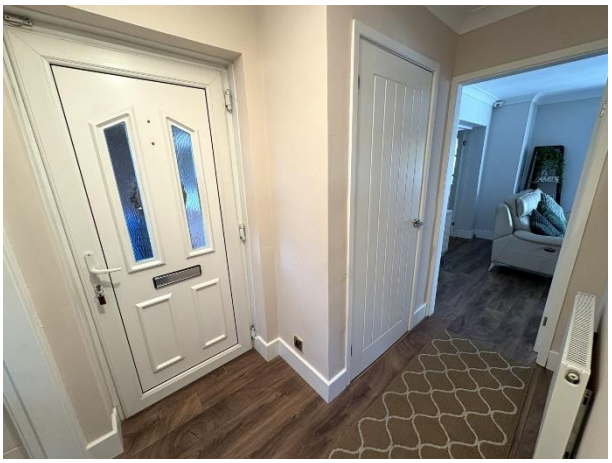
11 Partridge Way, Oldham,OL9 0NS

- Link Detached Property
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Shower Room
- Good Size Rear Garden
- Off Road Parking Facilities
- Garage Conversion
- Deceptively Spacious Living Accommodation
- Viewing Highly Recommended

This well presented, three bedroom link detached property offers deceptively spacious living accommodation with the addition of a garage conversion and extension into another reception room and study. The property is situated in a well regarded area of Chadderton within easy access of excellent local schools and amenities, walking distance of Mills Hill train station providing easy access into Manchester city centre and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, downstairs WC, modern fitted kitchen to the front of the property, open plan lounge/dining room to the rear, three bedrooms and shower room. Externally to the front of the property is a lawn garden and driveway providing off road parking, whilst to the rear of the property is a decked patio, lawn garden and steps to a lower garden area. The property further benefits from being Freehold with UPVC double glazing and gas central heating. Viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a PVC double glazed entrance door with laminate flooring, built in storage cupboard and radiator.







DOWNSTAIRS WC: Comprising of sink and WC, tiled flooring and UPVC double glazed window.



KITCHEN: Modern range of wall and base units with breakfast bar, one and a half bowl stainless steel sink unit with mixer tap, integrated oven with four ring gas hob and extractor hood above, plumbed for washing machine and dryer, radiator and UPVC double glazed window to front elevation.









LOUNGE: With laminate flooring, radiator, stairs leading to first floor, double wooden doors leading through to dining room and UPVC double glazed door leading to rear garden.







DINING ROOM: With wooden flooring, radiator, UPVC double glazed window, UPVC French doors leading to rear garden and door leading to additional office room.







OFFICE ROOM: With built in shelves and cupboards, radiator, loft access hatch and UPVC double glazed window.




LANDING: With radiator and UPVC double glazed window.




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





BEDROOM TWO: Front double bedroom with radiator, built in cupboards and UPVC double glazed window.







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





SHOWER ROOM: Comprising of shower cubicle, sink and WC, towel radiator, UPVC ceiling with spotlights and UPVC double glazed windows.





OUTSIDE: Externally to the front of the property is a lawn garden and driveway providing off road parking, whilst to the rear of the property is a decked patio, lawn garden and steps to a lower garden area.



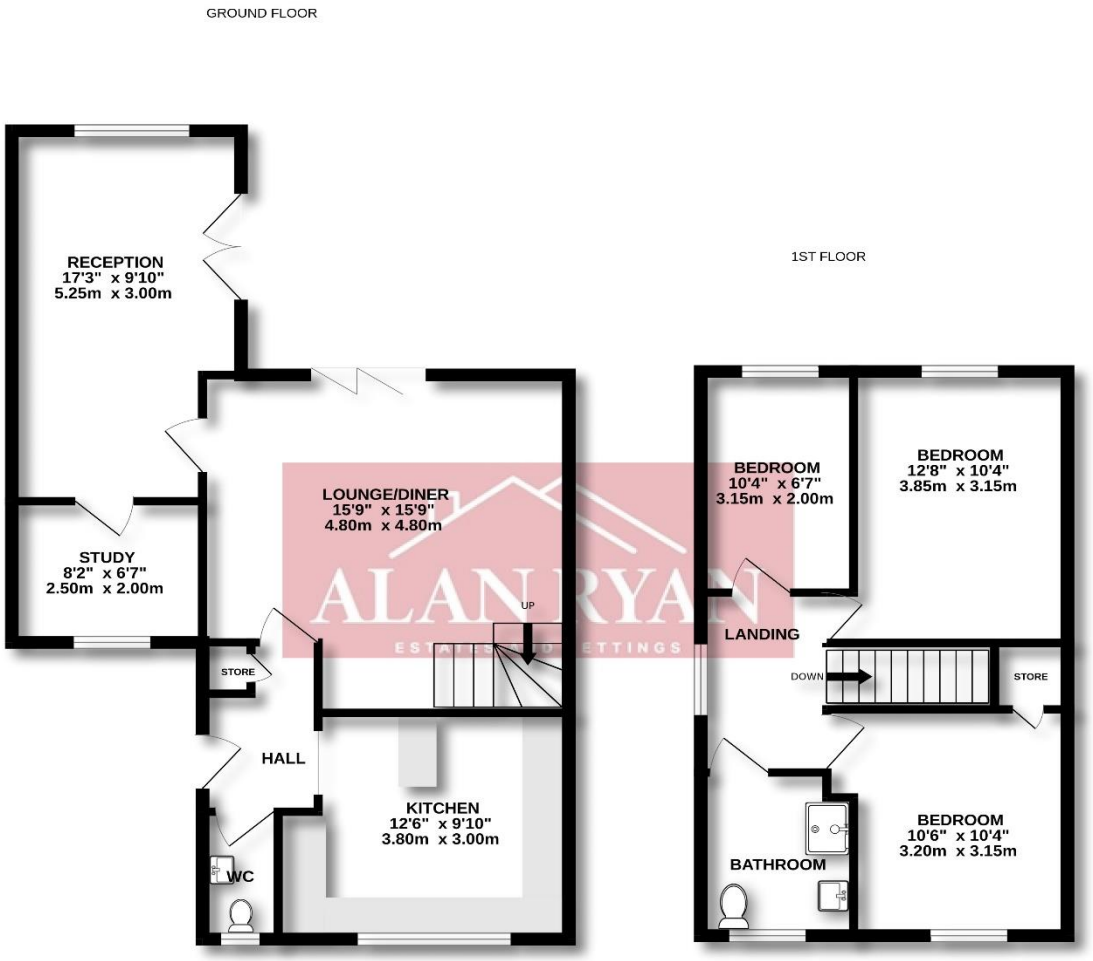






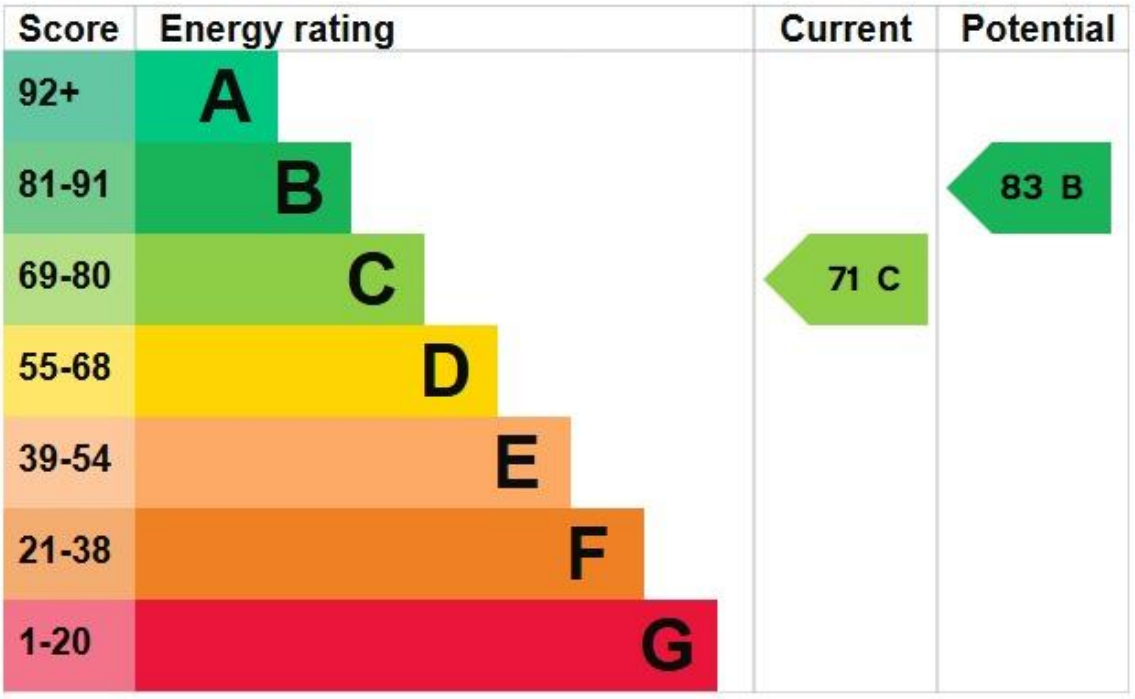


Floor Plan



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



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Please contact the office before viewing the property.