



Price £179,000

25 Perth Avenue, Oldham, OL9 8AF

- NO CHAIN
- Quasi Semi Detached Property
- Spacious Two Double Bedrooms
- Lounge
- Dining Kitchen
- Enclosed Rear Garden
- Off Road Parking
- Popular Residential Area
- Ideal For FTB/Property Investor
- Viewings Are Highly Recommended

NO CHAIN THEREFORE VACANT POSSESSION ON COMPLETION

This deceptively spacious two double bedroom quasi semi property is situated within a popular residential area of Chadderton within easy access of excellent schools, local amenities, public transport links and a short drive from the NorthWest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining kitchen, two double bedrooms and bathroom. Externally to the front of the property is a driveway providing off road parking whilst to the rear of the property is a generous sized garden

INTERNAL ACCOMMODATION:

ENTRANCE PORCH: Via a wooden entrance door with radiator and stairs leading to first floor.

LOUNGE: With feature electric fire and surround, radiator, built in storage cupboard and wooden double glazed window to front elevation.



DINING KITCHEN: With a range of wall and base units, space for oven, plumbed for washing machine, stainless steel sink unit with mixer tap, wooden double glazed window, uPVC double glazed door to rear garden



LANDING: With loft access hatch, built in storage cupboard and radiator

FRONT DOUBLE BEDROOM: Generous sized front double bedroom with two radiators and two wooden double glazed windows



REAR DOUBLE BEDROOM: With built in wardrobes, radiator and wooden double glazed window



BATHROOM: Comprising of bath with overhead shower, sink and WC, radiator and wooden double glazed window.



OUTSIDE: Externally to the front of the property is a driveway providing off road parking whilst to the rear of the property is a generous sized garden with a wooden garden shed with gated rear access



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		85 B
69-80	C	70 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.

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Please contact the office before viewing the property.