



Price £219,950

869 Middleton Road, Oldham, OL9 0NG

- NO CHAIN
- Mid Terrace Property
- Two Double Bedrooms
- Good Size Lounge
- Modern Kitchen Diner
- Modern Bathroom
- Converted Loft Room
- Garage Providing Off Road Parking
- Spacious Living Accommodation
- Viewing Highly Recommended

*****NO CHAIN AND THEREFORE VACANT POSSESSION***** This stunning two double bedroom, mid terrace property offers deceptively spacious, high quality, modern family living accommodation with the benefit of a converted loft room and the addition of a detached garage providing off road parking to the rear of the property. Internal accommodation briefly comprises of entrance hall, lounge, modern fitted kitchen diner, two double bedrooms, modern bathroom and loft ladders leading up to a converted loft room. Externally to the front of the property is a forecourt garden, whilst to the rear of the property is an enclosed, low maintenance, South facing garden with detached garage accessible from the rear. The property further benefits from UPVC double glazing and gas central heating. Viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a composite double glazed entrance door with laminate flooring, stairs to first floor and meter cupboard.



LOUNGE: With LVT flooring, wall mounted electric fire, radiator and UPVC double glazed window to front elevation.



KITCHEN DINER: Modern range of wall and base units, range cooker with extractor hood above, integrated fridge freezer, dishwasher and washing machine, understairs storage cupboard, ceramic sink with mixer tap, laminate flooring, radiator, UPVC double glazed window and UPVC double glazed door leading to rear garden.



REAR PORCH: Of UPVC construction with UPVC double glazed door leading to rear garden.



LANDING:

BEDROOM ONE: Front double bedroom with fitted wardrobes, dressing table and cupboards, radiator and UPVC double glazed window.



BEDROOM TWO: Rear double bedroom with fitted wardrobes, drawers and shelves, radiator, pull down ladder leading to attic room and UPVC double glazed window.



BATHROOM: Modern bathroom suite comprising of bath with overhead shower, sink and WC, fully tiled walls and floor, towel radiator, UPVC ceiling with spotlights and UPVC double glazed window.



ATTIC ROOM: Fully boarded with radiator, power and lighting and velux window.

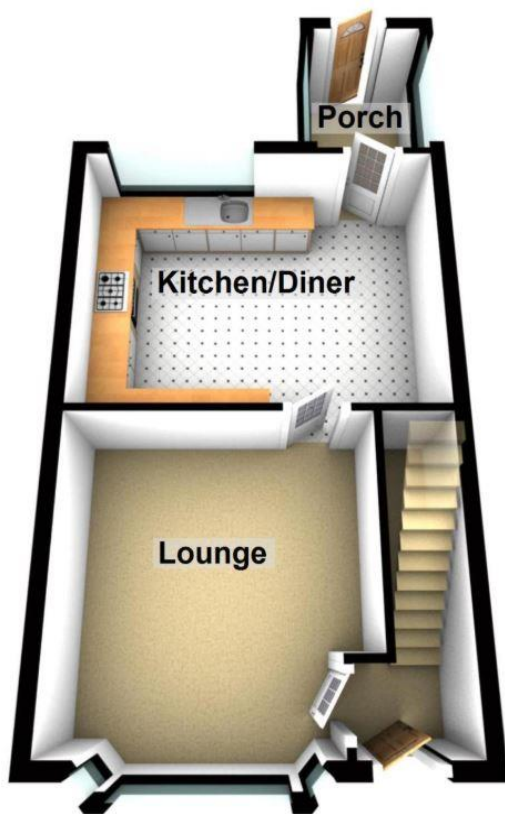


OUTSIDE: Externally to the front of the property is a forecourt garden, whilst to the rear of the property is an enclosed, low maintenance, South facing garden with detached garage accessible from the rear.

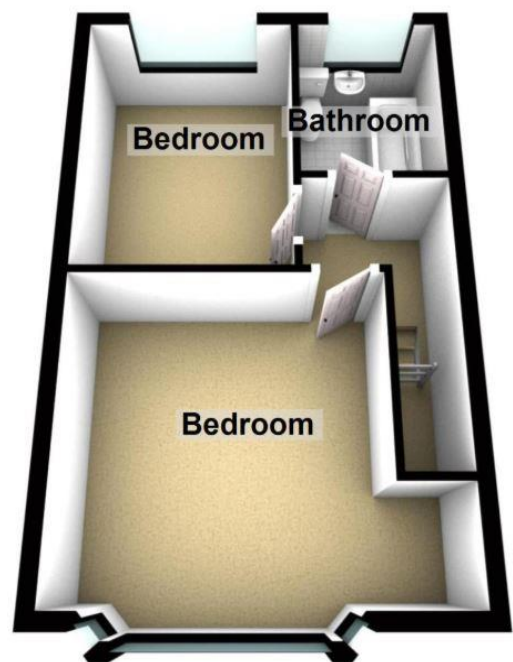


Floor Plan

Ground Floor



First Floor



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 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.