



Price £190,000

42 Eustace Street, Chadderton, Oldham

- End Terrace Property
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen
- Conservatory
- Modern Shower Room
- Potential To Extend
- Substantial Rear Garden
- *NO CHAIN*
- Viewings Are Highly Recommended

****NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION AND IS CURRENTLY UNDERGOING PROBATE AND WILL NEED TO BE APPROVED BEFORE SALE COMPLETES****

This two double bedroom end terrace property is situated on a substantial plot and offers the potential to extend, subject to obtaining all relevant planning. The property offers excellent potential and is in need of updating and has therefore been priced accordingly. Internal accommodation briefly comprises of entrance, lounge, dining room, kitchen, conservatory, two generous sized bedrooms and modern shower room. Externally to the front of the property is a generous sized front garden with central pathway, whilst to the rear of the property is a substantial rear garden with decked patio, wooden garden shed and generous lawn garden. The property also benefits from uPVC double glazing and gas central heating. Viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a uPVC double glazed entrance door leading directly into dining room.

DINING ROOM : With radiator, uPVC double glazed window and stairs leading to first floor.



LOUNGE : With feature fireplace and surround, radiator, uPVC double glazed window to front elevation and aluminium double glazed sliding doors to rear conservatory.



KITCHEN : With a range of wall and base units, integrated oven, four ring hob, one and a half bowl sink unit with mixer tap, plumbed for washing machine, uPVC double glazed window and wooden glazed door leading to rear porch.



CONSERVATORY : Of uPVC construction with uPVC double glazed door leading to rear garden.



REAR PORCH : With door leading to garden.



LANDING : With loft access hatch and uPVC double glazed window.



BEDROOM ONE : A rear double bedroom with fitted wardrobes, radiator and uPVC double glazed window.



BEDROOM TWO : A front double bedroom with radiator and uPVC double glazed window.



SHOWER ROOM : A modern shower room comprising of shower, vanity sink unit and WC, towel radiator, uPVC walls, uPVC ceiling and uPVC double glazed window.

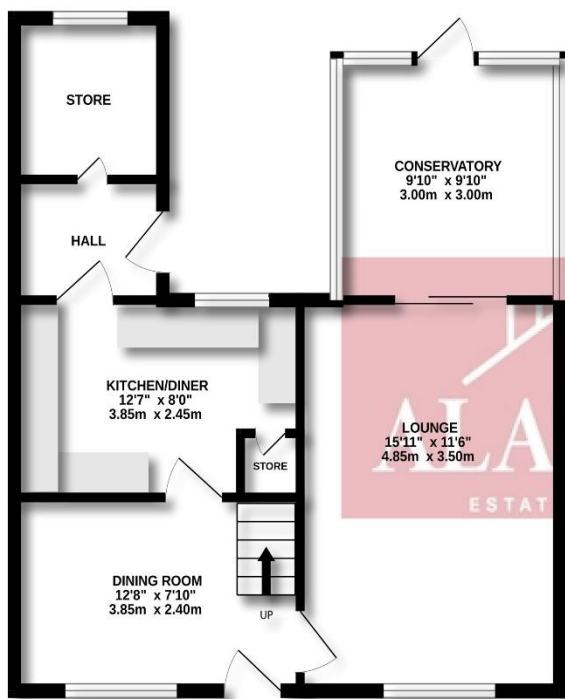


OUTSIDE : Externally to the front of the property is a generous sized front garden with central pathway, whilst to the rear of the property is a substantial rear garden with decked patio, wooden garden shed and generous lawn garden.

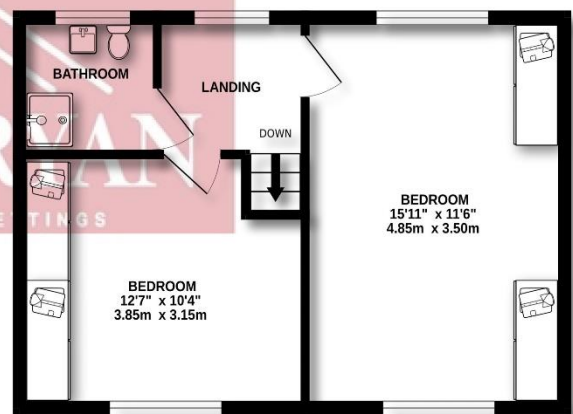


Floor Plan

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

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Please contact the office before viewing the property.