



Totnes Avenue

Chadderton, Oldham

£199,950

- Semi-Detached Family Home
- No Chain
- Three Bedrooms
- Popular & Convenient Location
- Gardens To Front & Rear
- Off Road Parking
- Modern Fitted Kitchen & Bathroom
- EPC Rating -





No Chain - Kirkham Property are pleased to offer for sale this three bedroom, semi-detached property situated in a popular location close to well regarded local schools, local amenities and only a short drive to the North West motorway connections. The property briefly comprises of: entrance porch, hallway, lounge, kitchen/diner, three bedrooms and a family bathroom. Externally there are gardens to the front and rear of the property and a garage and off road parking to the rear. The property benefits from uPVC double glazing and gas central heating.

#### ENTRANCE PORCH

uPVC double glazed constricted, laminate floor covering, spotlights, door into hallway.

#### HALLWAY

With laminate floor covering, radiator, staircase leading to the first floor.

#### LOUNGE

11' 4" x 16' 0" (3.45m x 4.88m) With front aspect uPVC double glazed window, laminate floor covering, spotlights, radiator, TV point.

#### KITCHEN/DINER

14' 6" x 8' 5" (4.42m x 2.57m) Modern fitted with a range of wall and base units, worktops, splash back tiling, integrated oven, ceramic hob, stainless steel extractor fan, one and a half bowl sink unit with mixer taps, tiled floor covering, under stairs storage cupboard, spotlights, radiator, two uPVC double glazed windows and uPVC door leading into the garden.

#### LANDING

With fitted carpeting, radiator, uPVC double glazed window, loft access.

#### BEDROOM ONE

8' 3" x 14' 6" (2.51m x 4.42m) With front aspect uPVC double glazed window, radiator.

#### BEDROOM TWO

8' 3" x 9' 8" (2.51m x 2.95m) With rear aspect uPVC double glazed window, laminate floor covering, radiator.

#### BEDROOM THREE

6' 1" x 9' 7" (1.85m (max) x 2.92m) With front aspect uPVC double glazed window, laminate floor covering, radiator, storage cupboard.

### BATHROOM

Fitted with a three piece suite in white comprising of: panelled bath with shower over and additional chrome shower mixer taps, low level w.c., wash hand basin with storage cupboard below and chrome mixer taps, chrome towel radiator, spotlights, obscure uPVC double glazed window.

### GARAGE

Located at the rear of the property.

### EXTERNALLY

To the front of the property there is a garden with lawn area and mature borders. To the rear an enclosed garden with lawn and patio area and a single garage with off road parking.

### ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: B

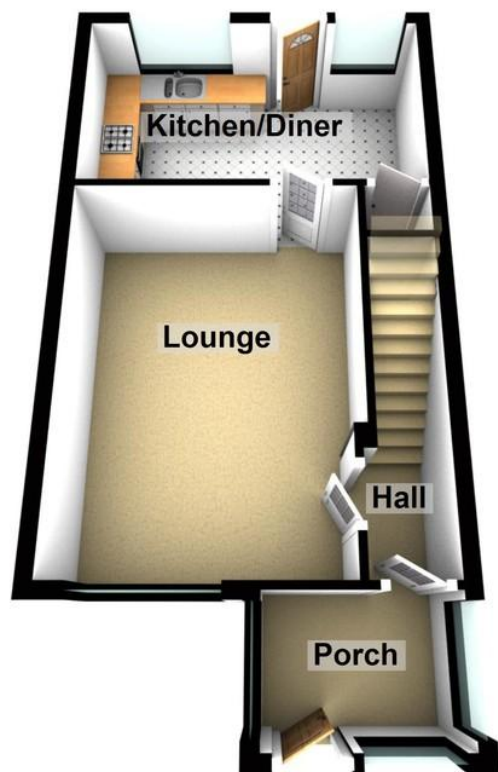
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

### AGENTS NOTE

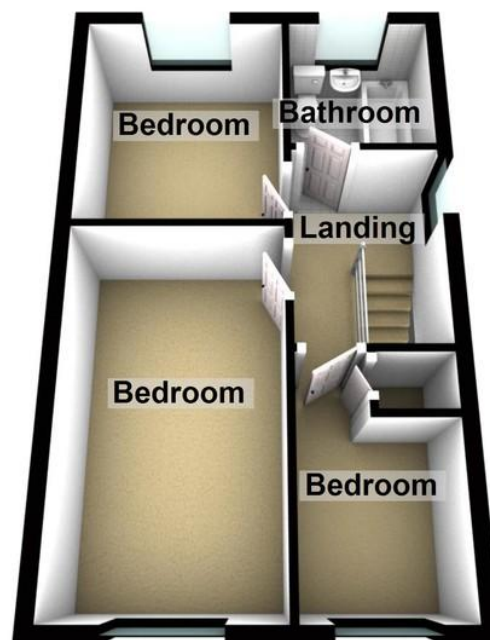
Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.



**Ground Floor**



**First Floor**



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