KIRKHAM
PROPERTY | LEGAL | FINANCIAL

Crossley Street

Shaw, Oldham

£129,950

- Mid Town House
- No Chain
- Walking Distance To Shaw Centre
- Three Bedrooms
- Gardens To Front & Rear
- Bathroom & Wet Room
- uPVC DG & GCH
- EPC Rating - D

Offered for sale with No Chain is this three bedroom, mid town house located in the centre of Shaw therefore with easy access to well regarded local schools, shops, amenities and public transport links including the Metro link station giving access to Manchester City centre and beyond. The accommodation briefly comprises of: entrance porch, hallway, lounge, large kitchen/dining room, a downstairs w.c and a rear porch to the ground floor and to the first floor three bedrooms, bathroom and separate wet room. Externally there is a private rear garden and a garden to the front with on road parking.

ENTRANCE PORCH

uPVC double glazed construction, tiled floor covering, wood door to the hallway.

HALLWAY

With fitted carpeting, radiator, staircase leading to the first floor.

LOUNGE

14' 9" x 13' 9" (4.5m x 4.19m) With front aspect uPVC double glazed window, radiator, gas fire TV point, fitted carpeting, wall lights.

KITCHEN/DINER

17' 1`" x 9' 7" (5.21m x 2.92m) With fitted shaker style wall and base units, worktops, one and a quarter bowl stainless steel sink unit with mixer taps, tiled splash backs, plumbed for an automatic washing machine, tiled floor covering, radiator, spotlights, under stairs storage cupboard, cupboard housing the Worcester combi boiler two uPVC double glazed windows with fitted blinds.

REAR PORCH

With tiled floor covering, glazed door to the rear.

CLOAKROOM

Fitted with a two piece suite comprising of: low level w.c., wash hand basin, tiled walls and floor, radaitor, obscure uPVC double glazed window.

LANDING

7' 6" x 5' 9" (2.29m x 1.75m) Galleried landing with uPVC double glazed window, fitted carpeting, loft access via an attached wooden ladder that is partially boarded.

BEDROOM ONE

12' 6" x 10' 7" (3.81m x 3.23m) With front aspect uPVC double glazed window, fitted carpeting, large array of fitted wardrobes, radiator.

BEDROOM TWO

12' 2" x 10' 7" (3.71m x 3.23m) With rear aspect uPVC double glazed window, fitted carpeting, fitted wardrobes, dressing table, radiator.

BEDROOM THREE

10' 6" x 9' 3" (3.2m x 2.82m) With rear aspect uPVC double glazed window, fitted carpeting, fitted wardrobes, radiator.

BATHROOM
8' 10" x 5' 9" (2.69m x 1.75m) Fitted with a three piece suite in white comprising of: panelled corner bath with shower attachment, low level w.c., wash hand basin with storage cupboard below, radiator, fully tiled walls and floor, spotlights, obscure uPVC double glazed window.

WET ROOM
5' 2" x 4' 11" (1.57m x 1.5m) Wet room with shower, sink unit, radiator and extractor fan.

EXTERNALLY
To the front of the property there is a small garden with brick retaining walls and gated access. To the rear an enclosed garden with mature borders, patio area, boundary fencing and gated ginnel access.

ADDITIONAL INFORMATION
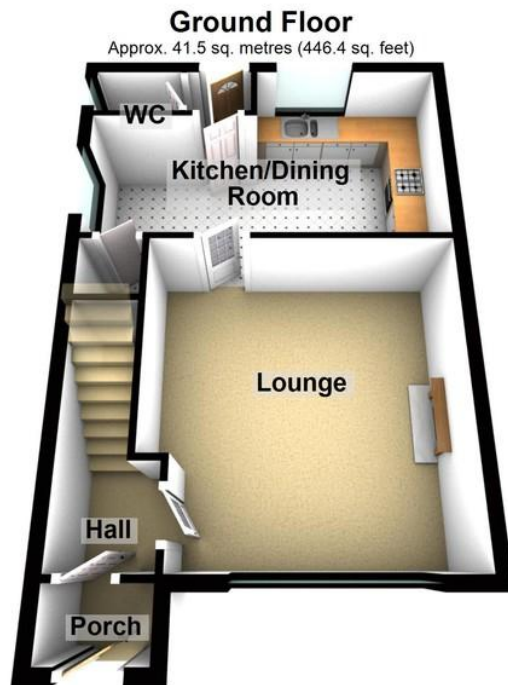TENURE: Leasehold -Solicitor to confirm details.

COUNCIL BAND: A

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
Approx. 41.5 sq. metres (446.4 sq. feet)

WC

Kitchen/Dining Room

Lounge

Hall

Porch

First Floor
Approx. 46.9 sq. metres (505.4 sq. feet)

Bedroom

Bedroom

Landing

Wet Room

Bathroom

Bedroom