



## Vicarage Way

Shaw, Oldham

Offers In excess of  
£170,000

- End Town House
- Three Bedrooms
- Corner Plot Location
- Large Double Length Garage
- Lounge & Dining Room
- Convenient Location
- uPVC DG & GCH
- EPC Rating - E





Located in this tucked away spot is this three bedroom, extended, end town house offering good size accommodation throughout. Internally comprising of: entrance hallway, lounge, dining room, kitchen, three bedrooms and a family bathroom. Externally a double length garage, large rear garden with lawn situated on a corner plot with parking to the rear. The property is ideally situated close to well regarded local schools, Shaw town centre and all associated amenities.

#### ENTRANCE HALLWAY

6' 4" x 5' 6" (1.93m x 1.68m) With Composite entrance door, uPVC entrance door, radiator, wood floor covering.

#### LOUNGE

15' 9" x 13' 0" (4.8m x 3.96m) With front aspect uPVC double glazed window, radiator, wood floor covering, TV point, staircase leading to the first floor.

#### DINING ROOM

16' 0" x 9' 9" (4.88m x 2.97m) With rear aspect uPVC double glazed French doors, wood floor covering, two radiators, under stairs storage cupboard.

#### KITCHEN

11' 6" x 6' 2" (3.51m x 1.88m) With fitted wall and base units, worktops, sink unit with mixer tap, electric oven and hob, extractor fan, Baxi boiler, plumbed for an automatic washing machine, two uPVC double glazed windows.

#### LANDING

With fitted carpeting, access via a ladder to a part boarded loft.

#### BEDROOM ONE

12' 1" x 9' 7" (3.68m x 2.92m) With front aspect uPVC double glazed window, fitted carpeting, radiator.

#### BEDROOM TWO

12' 1" x 9' 7" (3.68m x 2.92m) With rear aspect uPVC double glazed window, fitted carpeting, radiator.

#### BEDROOM THREE

7' 0" x 6' 0" (2.13m x 1.83m) With front aspect uPVC double glazed window, fitted carpeting, radiator.

#### BATHROOM

7' 7" x 5' 9" (2.31m x 1.75m) Fitted with a three piece suite comprising of: panelled bath with shower over, low level w.c., wash hand basin with storage cupboard below, airing storage cupboard, ornate ceiling with spotlights, laminate floor covering, chrome towel radiator, obscure uPVC double glazed window.

#### GARAGE

29' 0" x 11' 0" (8.84m x 3.35m) Accessed via Scowcroft Lane with up and over door, light and power.

#### EXTERNALLY

To the rear of the property there is a large, private, corner plot garden with lawn area and boundary fencing.

#### ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: B

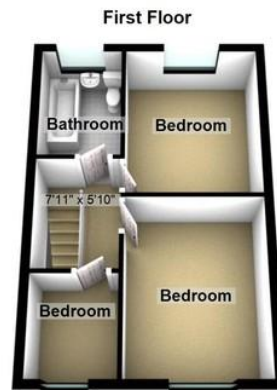
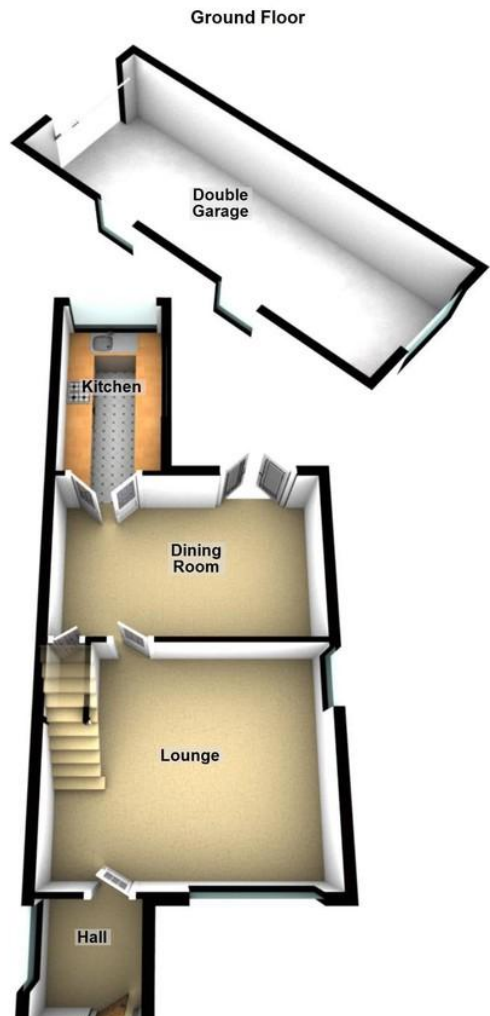
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

#### 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.





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