



KIRKHAM

PROPERTY | LEGAL | FINANCIAL

Goldsworth Road

Oldham

£219,950

- Semi-Detached Family Home
- Three Bedrooms, Master En-Suite
- No Chain
- Lounge & Dining Room
- Garage With Parking To The Front & Side
- Gardens To Front & Rear
- Popular & Convenient Location
- EPC Rating - B



Offered for sale with No Chain is this link detached, three bedroom, family home located in this modern housing development just off Ripponden Road in Moorside. Accommodation comprises of: entrance hallway, cloakroom/w.c, lounge, dining room, kitchen, three bedrooms (master en-suite) and a large family bathroom. Externally a good size rear garden with rear access to a private garage and an allocated parking space to the side and a front garden with lawn area. Local schools, public transport links, and amenities are all within easy reach.

ENTRANCE HALLWAY

With front entrance door, tiled floor covering, radiator.

CLOAKROOM

4' 2" x 6' 2" (1.27m x 1.88m) Fitted with a two piece suite in white comprising of: low level w.c., wash hand basin, tiled splash backs, tiled floor covering, spotlights, radiator, obscure uPVC double glazed window.

INNER HALLWAY

With fitted carpeting, coved ceiling, under stairs storage cupboard.

LOUNGE

12' 4" x 10' 9" (3.76m x 3.28m) With front aspect uPVC double glazed window, radiator, Karndean floor covering, electric fire with surround and hearth, TV point, BT point.

DINING ROOM

8' 9" x 8' 9" (2.67m x 2.67m) With rear aspect uPVC double glazed French doors leading into the garden, Karndean floor covering, radiator, coved ceiling, door leading into the kitchen.

KITCHEN

11' 4" x 8' 3" (3.45m x 2.51m) With fitted wall and base units, worktops, Bosch four ring gas hob with Bosch oven under, stainless steel sink unit with mixer tap, plumbed for an automatic washing machine, integrated Bosch dishwasher, space for a fridge/freezer, tiled splash backs, laminate floor covering, under lighting, uPVC double glazed window.

LANDING

Galleried landing with recently fitted carpeting, radiator, loft access.

BEDROOM ONE

11' 4" x 8' 6" (3.45m x 2.59m) With dual aspect uPVC double glazed windows, radiator, recently fitted carpeting, double wardrobe.

ENSUITE

Fitted with a three piece suite comprising of: shower cubicle, low level w.c. wash hand basin with mixer taps, vinyl floor covering, extractor fan, spotlights, radiator.

BEDROOM TWO

11' 7" x 7' 5" (3.53m x 2.26m) With rear aspect uPVC double glazed window, recently fitted carpeting, radiator, double wardrobe.

BEDROOM THREE

8' 6" x 8' 6" (2.59m x 2.59m) With rear aspect uPVC double glazed window, radiator, recently fitted carpeting.

BATHROOM

8' 4" x 6' 2" (2.54m x 1.88m) Fitted with a three piece suite comprising of: panelled bath with shower over, low level w.c., wash hand basin, radiator, spotlights, shaver point, vinyl floor covering, obscure uPVC double glazed window.

GARAGE

Located at the rear of the property with up and over door and pitched roof. There is a parking space to the front and side of the garage.

EXTERNALLY

To the front of the property there is a garden with lawn area and path leading to the front door. To the rear an enclosed garden with patio area, water supply, lawn area, boundary fencing with a gate leading to the garage and parking spaces.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: C

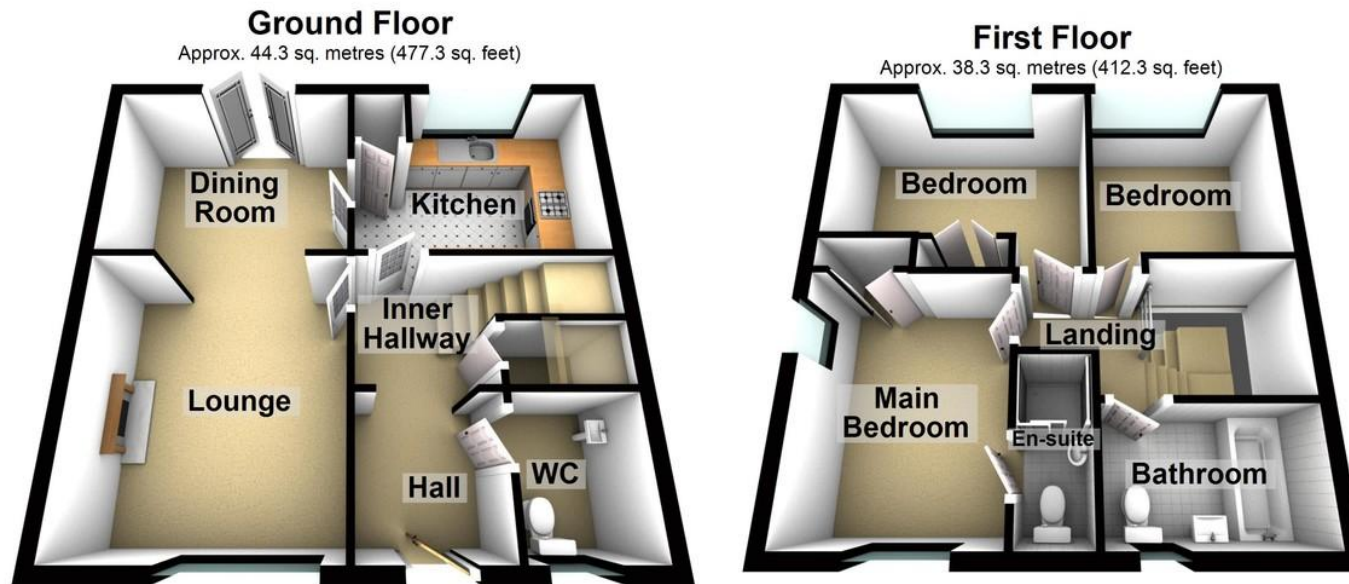
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

NB: Solar Panels - Monitor My Solar Ltd 21 years and 10 month lease from March 2016.



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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