





# Birch Avenue, Hollins, Oldham

£209,950

🛏️ 4 🚿 1 🚗 2



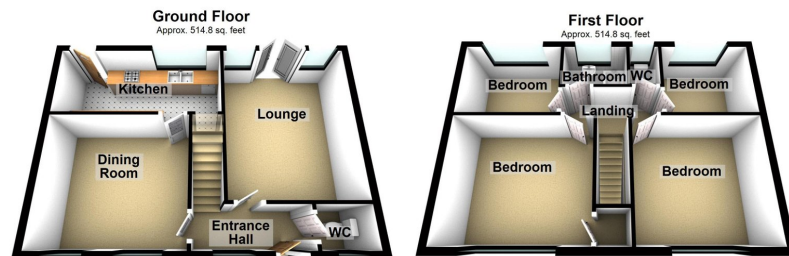
- Semi Detached
- Two Reception Rooms
- Potential To Extend
- Well Presented Throughout
- Four Bedrooms
- Large Plot
- Spacious Family Home
- EPC - tbc







Kirkham Property are delighted to offer for sale this four bedroom two reception room semi-detached property. Situated on a very large plot the property has the potential to extend even further (subject to planning) and there are already foundations laid underneath the patio (measuring approximately 15ft x 18ft). Offering spacious living throughout it will provide a superb family home for years to come and has been meticulously maintained by the current owners with a degree of works done over the past few years. Internally the property comprises of entrance hallway, downstairs wc, lounge, separate dining room and kitchen to the ground floor whilst to the first floor there are four good size bedrooms, bathroom and separate wc. Externally to the front is a lawn with a gated block paved driveway and to the rear is an enclosed large garden with lawn and patio areas offering excellent potential.



Total area: approx. 1029.6 sq. feet

### Chadderton Office

509 Middleton Road,  
Chadderton, Oldham,  
OL9 9SH

chadderton@kirkham-property.co.uk  
t: 0161 626 5688