



KIRKHAM

PROPERTY | LEGAL | FINANCIAL

Long Lane

Chadderton, Oldham

£235,000

- Semi-Detached Home
- Four Bedrooms, Master En-Suite
- Two Reception Rooms
- Fitted Kitchen/Diner
- Driveway Parking
- Large Rear Garden
- Convenient Location
- EPC Rating - D



Extended, four bedroom, semi-detached property providing an ideal family home and situated in a popular and convenient location close to public transport links, shops, amenities and just a short drive to the North West motorway connections. The property briefly comprises of: entrance porch, hallway, lounge, sitting room, kitchen/diner, downstairs w.c., four bedrooms, master ensuite and a family bathroom. Externally there are gardens to the front and rear with a driveway to the front providing off road parking.

ENTRANCE PORCH

Hardwood double glazed construction with front entrance door.

HALLWAY

With laminate floor covering, dado rail, staircase leading to the first floor.

LOUNGE

9' 1" x 24' 5" (2.77m x 7.44m) With front aspect double glazed bay window, laminate floor covering, radiator.

SITTING ROOM

10' 2" x 13' 3" (3.1m x 4.04m) With front aspect double glazed window, laminate floor covering, coved ceiling, feature fire with surround and hearth.

KITCHEN/DINER

15' 0" x 17' 2" (4.57m (max) x 5.23m (max)) With fitted wall and base units, worktops, stainless steel sink unit with mixer taps, splash back tiling, freestanding gas 8 ring cooker, breakfast bar, plumbed for an automatic washing machine, laminate floor covering, uPVC glazed French doors leading into the rear garden.

WC

Fitted with a two piece suite comprising of: low level w.c., wash hand basin.

LANDING

With fitted carpeting, dado rail, loft access.

BEDROOM ONE

9' 1" x 18' 3" (2.77m x 5.56m) With front aspect double glazed window, fitted carpeting, spotlights, radiator.

ENSUITE

Fitted with a four piece suite in white comprising of: panelled bath with shower over, low level w.c., bidet, wash hand basin with vanity unit under, tiled floor covering, radiator, obscure double glazed window.

BEDROOM TWO

10' 2" x 14' 8" (3.1m x 4.47m) With front aspect double glazed window, fitted carpeting, radiator, coved ceiling.

BEDROOM THREE

6' 7" x 9' 9" (2.01m x 2.97m) With rear aspect double glazed window, fitted carpeting, radiator.

BEDROOM FOUR

5' 8" x 6' 8" (1.73m x 2.03m) With front aspect double glazed window, fitted carpeting, radiator.

BATHROOM

Fitted with a three piece suite in white comprising of: panelled bath with shower over, low level w.c., wash hand basin, fully tiled walls, radiator, obscure double glazed window.

EXTERNALLY

To the front of the property there is garden with lawn and mature borders with a gated driveway providing off road parking. The large, enclosed, rear garden has a lawn area, mature trees and shrubs, patio area and a brick built outbuilding.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: B

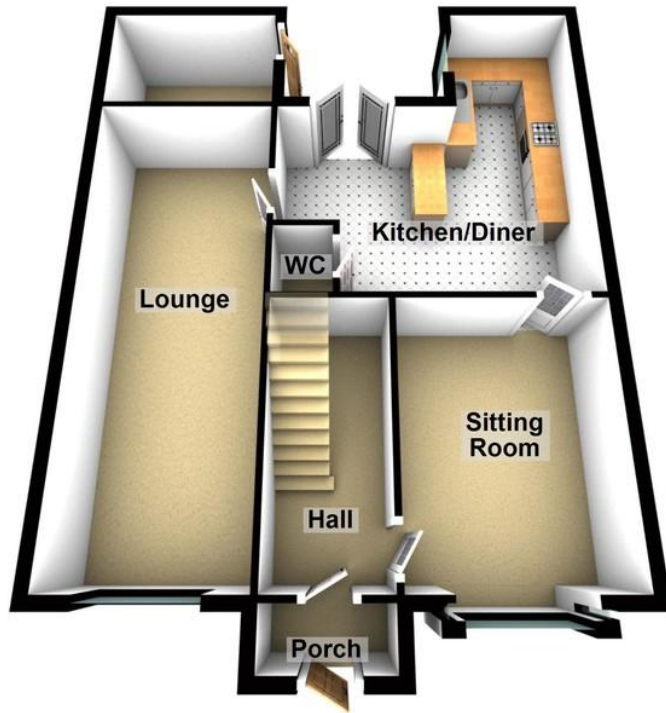
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

AGENTS NOTE

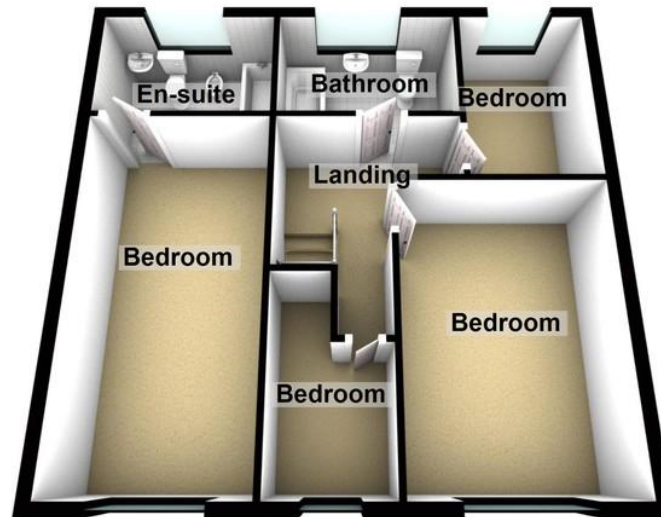
Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst 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.



Ground Floor



First Floor



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Monday – Thursday 8:30am – 7pm
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Saturday – Sunday 10am – 3pm