



19 Ashdene Rise

Moorside, Oldham

£99,950

- Three Bedrooms
- Semi-Detached Home
- Gardens to Front & Rear
- Garage & Driveway
- Gas Central Heating
- uPVC Double Glazing
- Convenient Location
- EPC Rating - E



Offered with vacant possession is this good size, three bedroom semi-detached family home just off Sholver Lane, close to Ripponden Road and therefore having easy access to local schools, amenities and transport links. The accommodation comprises: entrance, lounge and dining kitchen at ground level with three bedrooms and bathroom to the first floor. The property has gas central heating, uPVC double glazing and externally there is a small lawn with one car driveway leading to the attached garage with light and power at the front, whilst to the rear there is a small patio area with lawn, shrub borders and fencing. Viewing is recommended.

ENTRANCE

With entrance door.

LOUNGE

16' 6" x 14' 6" (5.03m x 4.42m) With uPVC double glazed box window, two radiators, fitted carpeting, sliding patio door.

DINING KITCHEN

15' 4" x 8' 2" (4.67m x 2.49m) With fitted wall and base units, roll top work surfaces, stainless steel sink unit, plumbing for a washer, electric cooker, cupboard housing Glowworm boiler, under stairs cupboard, radiator, laminate flooring, uPVC double glazed window with blinds, door to the side.

LANDING

Galleried landing with loft access, fitted carpeting, radiator.

BEDROOM ONE

11' 0" x 9' 6" (3.35m x 2.9m) With uPVC double glazed window, radiator, fitted carpeting, fitted wardrobes.

BEDROOM TWO

9' 7" x 8' 6" (2.92m x 2.59m) With uPVC double glazed window, radiator, fitted carpeting.

BEDROOM THREE

7' 9" x 6' 6" (2.36m x 1.98m) With uPVC double glazed window, radiator, fitted carpeting.

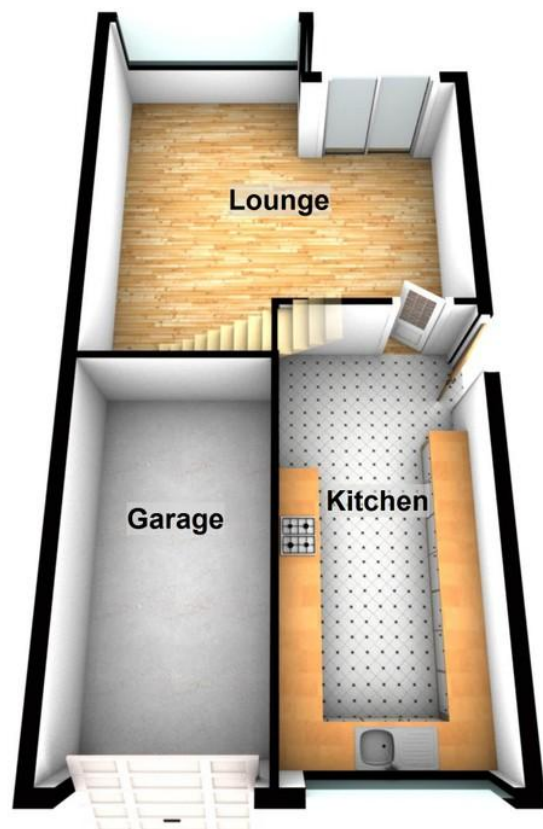
BATHROOM

With three piece suite in white, tiled floor, half tiled walls, radiator, uPVC double glazed window with blinds.

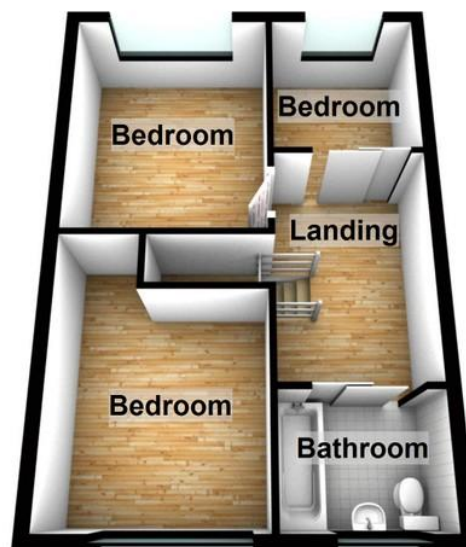
EXTERNALLY

There is a small lawn with one car driveway leading to the attached garage with light and power at the front, whilst to the rear there is a small patio area with lawn, shrub borders and fencing.

Ground Floor



First Floor



ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Shaw Office

33a Market Street
Shaw
Oldham
OL2 8NR

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

shaw@kirkham-property.co.uk

01706 291383

Out of hours telephone service

Monday – Thursday 8:30am – 8pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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