



KIRKHAM

PROPERTY | LEGAL | FINANCIAL

2 Kingston Close

Shaw, Oldham

£156,000

- Two Bedrooms
- Semi-Detached True Bungalow
- 5/6 Car Drive & Detached Garage
- Gardens to Front & Rear
- Conservatory/Dining Room
- uPVC Double Glazing
- Gas Central Heating
- EPC Rating - E



Offered for sale is this charming, extended, two bedroom semi-detached true bungalow situated in the end corner of a small and peaceful cul-de-sac just off James Road, near Salt St and therefore giving easy access to local amenities and transport links including the metrolink. The property has accommodation comprising: entrance, hall, lounge, kitchen, conservatory/dining room, two bedrooms and bathroom with shower over the bath. The bungalow has gas central heating, uPVC double glazing and occupies a wider than average plot and so offers parking for 5/6 cars as well as gardens to both the front and rear and a detached garage. Viewing is recommended.

ENTRANCE

With uPVC entrance door.

HALL

With radiator, fitted carpeting, access to fully boarded loft with light and power via a ladder.

LOUNGE

18' 8" x 10' 2" (5.69m x 3.1m) With electric fire in stone surround, uPVC double glazed bay window, radiator, fitted carpeting.

KITCHEN

11' 7" x 9' 3" (3.53m x 2.82m) With fitted wall and base units with work surfaces, stainless steel sink unit with mixer taps, double oven with electric hob and extractor, plumbing for a washer, integral fridge freezer, tiled surround, vinyl flooring, uPVC double glazed window.

CONSERVATORY/DINING ROOM

14' 9" x 10' 0" (4.5m x 3.05m) Of uPVC construction with two radiators, exposed brick wall, vinyl flooring, door to the rear.

BEDROOM ONE

15' 0" x 8' 8" (4.57m x 2.64m) With built in wardrobes, drawer sets and bedside cabinets, uPVC double glazed window with blinds, radiator, fitted carpeting.

BEDROOM TWO

9' 4" x 7' 4" (2.84m x 2.24m) With uPVC double glazed window with blinds, radiator, fitted carpeting.

BATHROOM

With three piece suite including shower over the bath, uPVC double glazed window, radiator, vinyl flooring.

GARAGE

18' 0" x 10' 0" (5.49m x 3.05m) With up and over door, light and power, door to the rear.

Ground Floor



EXTERNALLY

To the front there is a lawn, block paved driveway for 5/6 cars and security lighting, whilst to the rear there is a large patio area, a lawn and a shed.

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