



KIRKHAM

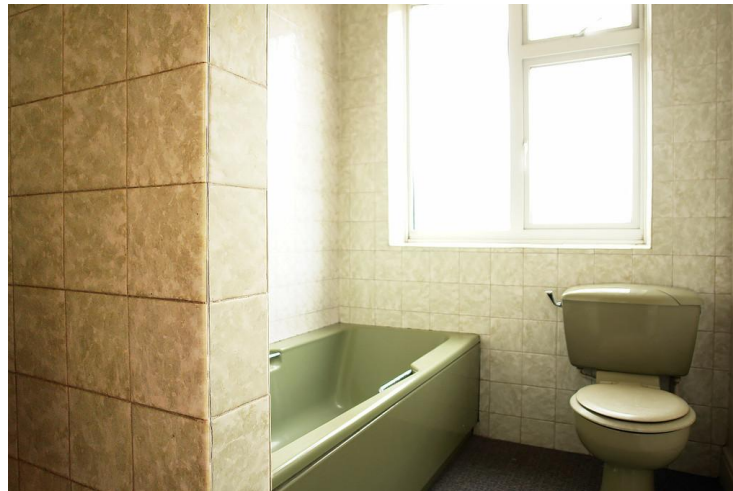
PROPERTY | LEGAL | FINANCIAL

12 Brooklands Avenue

Chadderton, Oldham

£79,950

- Extended Mid Terrace
- Lounge and Dining/Sitting Room
- Two Bedrooms
- Garden Forecourt/Rear Courtyard
- Vacant Possession/No Chain
- Convenient Location
- 5 Mins Walk to Metrolink Station
- EPC Rating- D



Situated on Brooklands Avenue just off Denton Lane and in a sought after location is this extended, two bedroom, mid terrace property briefly comprising : entrance vestibule, hall, lounge, dining/sitting room and kitchen to the ground floor. There are two bedrooms and bathroom to the first floor. The property does require a degree of modernisation. Externally there is a small garden forecourt and an enclosed rear courtyard. With easy access to Oldham and Manchester, a wide range of local amenities and within one minute walk from an infant and junior school. The property is approximately a five minute walk from a metrolink station. Vacant possession/no chain.

ENTRANCE VESTIBULE

With uPVC double glazed entrance door.

HALL

With inner door, radiator, fitted carpeting, staircase leading to the first floor.

LOUNGE

12' 8" x 10' 11" (3.87m x 3.35m) With electric fire, fireplace with marble hearth, ornate ceiling, fitted carpeting, two radiator, uPVC double glazed window.

DINING/SITTING ROOM

13' 1" x 14' 7" (3.99m x 4.46m) With Fitted carpeting, radiator, under stairs storage, glazed inner door, uPVC double glazed window.

KITCHEN

11' 6" x 14' 7" (3.51m x 4.46m) With fitted wall and base units, work tops, stainless steel sink unit, cooker point, extractor, radiator, fitted carpeting, uPVC double glazed window, uPVC double glazed door.

FIRST FLOOR LANDING

With fitted carpeting.

BATHROOM

9' 1" x 5' 9" (2.77m x 1.76m) With three piece suite comprising panelled bath, wash hand basin, low level w.c., fully tiled walls, fitted carpeting, radiator, uPVC double glazed window.

BEDROOM ONE

12' 8" x 14' 7" (3.87m x 4.46m) With built in storage cupboard, fitted carpeting, radiator, wall mounted combi boiler, uPVC double glazed window.

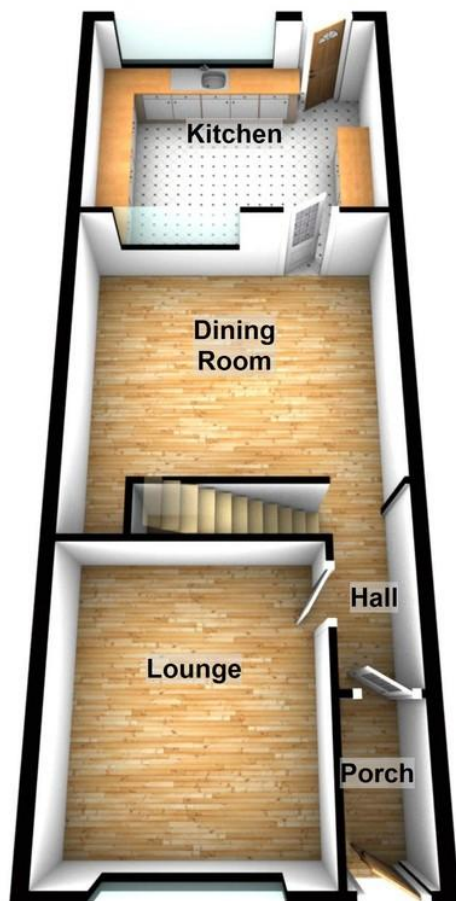
BEDROOM TWO

13' 1" x 8' 6" (4.01m x 2.60m) With fitted carpeting, radiator, uPVC double glazed window.

EXTERNALLY

There is a garden forecourt with brick boundaries and an enclosed rear courtyard with gated access. Alley gated.

Ground Floor



First Floor



ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND:

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Chadderton Office

509 Middleton Road
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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