



34 Sidlaw Close
Oldham

£139,950

- Modern Three Bed Semi Detached House
- Cul-de-sac Location
- Off Road Parking
- Gardens to Three Sides
- Modern Interior
- Ground Floor WC
- Viewing Recommended
- Energy Rating - C



MODERN PROPERTY WITH OFF ROAD PARKING □

Situated on a quiet cul de sac is this modern three bedroom semi detached property with off road parking for two cars. The well presented and tastefully decorated living space comprises of entrance hallway, ground floor wc/cloaks, lounge, dining kitchen, three bedrooms and bathroom/wc. Enhanced by gas central heating, uPVC double glazed windows and alarm system. Externally there are gardens to three sides and double drive. With easy access to Oldham, Ashton and Manchester centres, viewing is recommended.

ENTRANCE HALL

Rock door leading to hallway with laminate floor.

GROUND FLOOR WC/CLOAKS

With two piece suite and splash back tiling.

LOUNGE

14' 2" x 12' 2" (4.32m x 3.71m) With double glazed window, radiator and laminate floor.

KITCHEN/DINER

15' 4" x 9' 5" (4.67m x 2.87m) Spacious modern kitchen with co-ordinating work surfaces and tiling, electric oven, gas hob, stainless steel extractor, stainless sink unit, radiator, vinyl floor, pantry storage, patio door to garden.

BEDROOM ONE

11' 8" x 8' 7" (3.56m x 2.62m) With double glazed window, radiator and carpeting.

BEDROOM TWO

11' 5" x 8' 9" (3.48m x 2.67m) With double glazed window, radiator and laminate floor.

BEDROOM THREE

8' 11" x 6' 5" (2.72m x 1.96m) With double glazed window, radiator and carpeting.

BATHROOM

7' 11" x 6' 3" (2.41m x 1.91m) With three piece suite in white with P shaped bath and vanity sink unit, electric shower over the bath, chrome towel rail, tiled walls and floor, spotlighting.

LANDING

Carpeted landing with airing cupboard, access to part boarded loft via pull down ladders.

EXTERNALLY

There is a private rear garden with lawn, flagged patio and external water supply, lawn to the side with shrubs and lawned front garden with double drive.

Ground Floor



First Floor



ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Chadderton Office
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Monday – Friday. 9am – 5pm
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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