



## Spring Terrace

Chadderton, Oldham

£89,950

- End Terrace Property
- Two Bedrooms
- Low Maintenance Gardens
- Additional Plot/Parking
- Requires Modernisation
- Vacant Possession
- No Chain
- EPC Rating-D



**WELL REGARDED LOCATION:-** Situated on a private road just off a quiet cul-de-sac is this two bedroom, end terrace property with gardens to both front and rear and with an additional plot providing off road parking. The property does require some general modernisation and updating to bring it to current standards. Internally comprising: entrance vestibule, lounge with bay window and kitchen/diner to the ground floor. There are two bedrooms with built in storage cupboards and bathroom to the first floor. Offered for sale with vacant possession and therefore no chain. The property is within easy reach of Chadderton centre, amenities and just a short drive to the M60/62 and the metrolink, both giving access to Manchester and beyond.

#### ENTRANCE VESTIBULE

With entrance door, stained glass inner door, meters cupboard.

#### LOUNGE

13' 11" x 13' 9" (4.24m x 4.19m) With electric wood burner style fire set into the chimney breast, tiled hearth, picture rail, radiator, meters cupboard, uPVC double glazed window.

#### KITCHEN DINER

11' 2" x 13' 9" (3.4m x 4.19m) With fitted wall and base units, work tops, stainless steel sink unit, splash back tiling, plumbed for washing machine, integral cooker and hob, radiator, laminate floor covering, two uPVC double glazed windows, hardwood door.

#### FIRST FLOOR LANDING

With airing cupboard, fitted carpeting, uPVC double glazed window to the side.

#### BEDROOM ONE

13' 5" x 13' 6" (4.09m x 4.11m) With feature brick open fireplace, picture rail, built in storage cupboards, fitted carpeting, radiator, uPVC double glazed window.

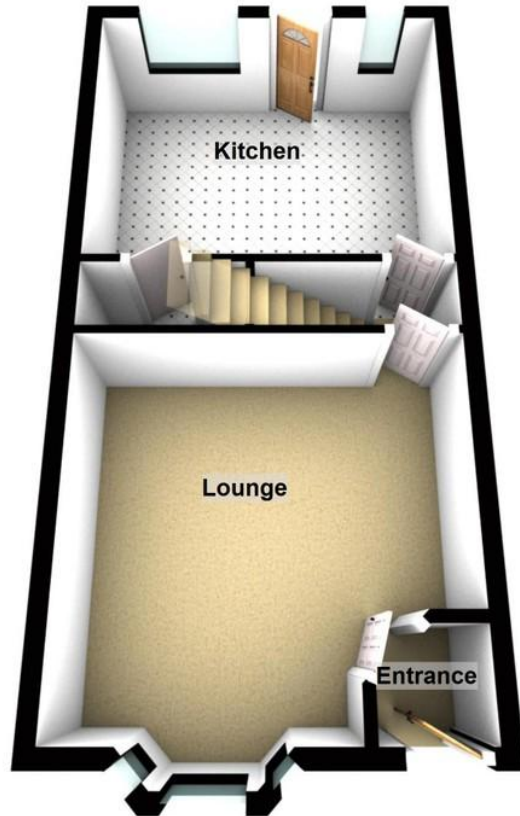
#### BEDROOM TWO

11' 2" x 8' 5" (3.4m x 2.57m) With built in storage, access to the loft, laminate floor covering, radiator, uPVC double glazed window.

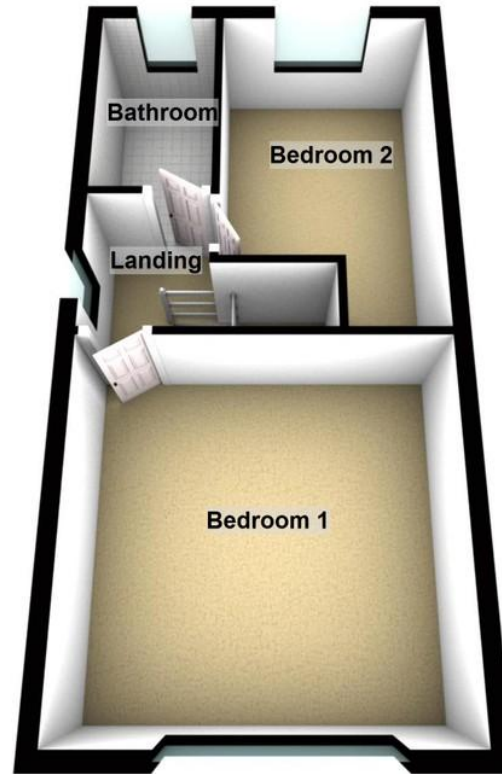
#### BATHROOM

8' 2" x 4' 9" (2.49m x 1.45m) With three piece suite in white comprising panelled bath, wash hand basin, low level w.c., panelled ceiling, chrome towel rail, vinyl floor covering, uPVC double glazed window.

## Ground Floor



## First Floor



### EXTERNALLY

To the front there is a low maintenance paved garden forecourt and to the rear a low maintenance paved garden with an additional plot for off street parking.

### ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

### Chadderton Office

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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