



68 Williams Crescent

Chadderton, Oldham

£124,950

- Extended Semi Detached
- Three Bedrooms
- Lounge Open Plan to Dining Room
- Conservatory
- Ground Floor Bathroom
- Gardens Front and Rear
- Shared Driveway
- EPC Rating-E



Conveniently situated for access to Oldham and Manchester is this three bedroom, extended semi detached property with off road parking by means of a shared driveway. The tastefully decorated living accommodation comprises: entrance hall, lounge open plan to the dining room, fitted kitchen, conservatory and bathroom to the ground floor. There are three bedrooms to the first floor. Externally there are gardens areas to both front and rear. The property benefits from gas central heating and uPVC double glazing. The M60/M62 can be accessed on Broadway.

ENTRANCE HALL

With uPVC double glazed entrance door, radiator, laminate floor covering.

LOUNGE

13' 0" x 12' 0" (3.96m x 3.66m) With electric coal effect fire, fire surround with marble effect hearth and back, fitted

carpeting, radiator, open plan into the dining room.

DINING ROOM

15' 1" x 8' 1" (4.6m x 2.46m) With fitted carpeting, radiator, storage cupboard, door leading to the bathroom.

BATHROOM

12' 0" x 6' 0" max (3.66m x 1.83m) With three piece suite comprising panelled bath, wash hand basin, low level w.c., shower mixer taps, corner shower cubicle, part tiled walls, radiator, vinyl floor covering, obscure window.

KITCHEN

13' 0" x 7' 1" (3.96m x 2.16m) With fitted wall and base units, work tops, electric oven, halogen hob, extractor, one and a half bowl sink unit, splash back tiling, tiled floor, uPVC double glazed door leading to the conservatory, uPVC double glazed door leading to the garden.

CONSERVATORY

13' 0" x 11' 0" (3.96m x 3.35m) With laminate floor, blinds and uPVC double glazed French doors leading to the garden.

FIRST FLOOR LANDING

With fitted carpeting, access to the loft.

BEDROOM ONE

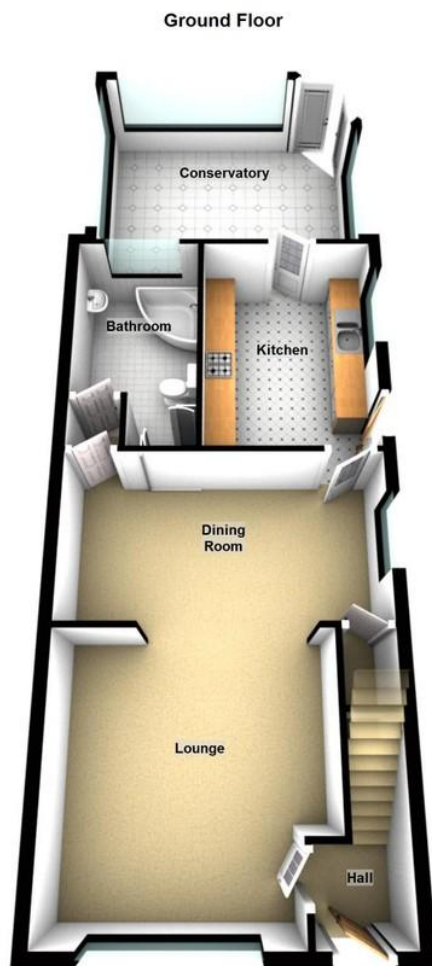
12' 0" x 10' 0" (3.66m x 3.05m) With fitted carpeting, radiator, window with blinds.

BEDROOM TWO

11' 0" x 8' 0" (3.35m x 2.44m) With fitted carpeting, radiator, window with blinds.

BEDROOM THREE

8' 0" x 6' 0" (2.44m x 1.83m) With radiator, window with blinds.



EXTERNALLY

Off road parking is by means of a shared driveway. There is a garden forecourt and an enclosed rear garden with lawn, flagged patio and timber store shed.

ADDITIONAL INFORMATION

TENURE: Leasehold, Solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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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 are 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