



39 Walker Road

Chadderton, Oldham

Asking Price Of £115,000

- Semi Detached House
- Three Bedrooms
- Gardens to Front and Rear
- No Chain
- Driveway Parking
- Convenient Location
- Viewing Recommended
- EPC Rating - D



This is a well presented, three bedroom semi-detached house at the head of this cul-de-sac just off Atherley Grove close to Hollinwood Avenue and is therefore well located for Chadderton and Manchester centres along with transport links. Internally the property comprises of: entrance porch, hallway, lounge, dining room and kitchen at ground level with three bedrooms and bathroom with shower at first floor level. The property has gas central heating, uPVC double glazing and externally there is a block paved front garden with driveway and rear garden with two decked patio areas, flagged patio and gravelled and lawned area. Viewing recommended.

#### ENTRANCE PORCH

With uPVC framed door.

#### HALLWAY

With Roc door, fitted carpeting, radiator, stairs to the first floor.

#### LOUNGE

12' 2" x 10' 2" (3.71m x 3.1m) With living flame fire in feature fireplace with marble back and hearth, fitted carpeting, uPVC double glazed bay window and blind, archway into dining room.

#### DINING ROOM

16' 4 (max)" x 12' 7" (4.98m x 3.84m) With fitted carpeting, two radiators, pantry with boiler.

#### KITCHEN

14' 9" x 7' 2" (4.5m x 2.18m) Fitted kitchen with electric double oven with gas hob and extractor, one and a half stainless steel unit, plumbed for a washer, splash back tiling, radiator, uPVC double glazed window, uPVC door.

#### BEDROOM ONE

12' 3" x 10' 4 (max)" (3.73m x 3.15m) With uPVC double glazed bay window with blind, radiator, fitted carpeting.

#### BEDROOM TWO

12' 0" x 9' 0" (3.66m x 2.74m) With uPVC double glazed bay window, radiator, fitted carpeting, fitted cupboard.

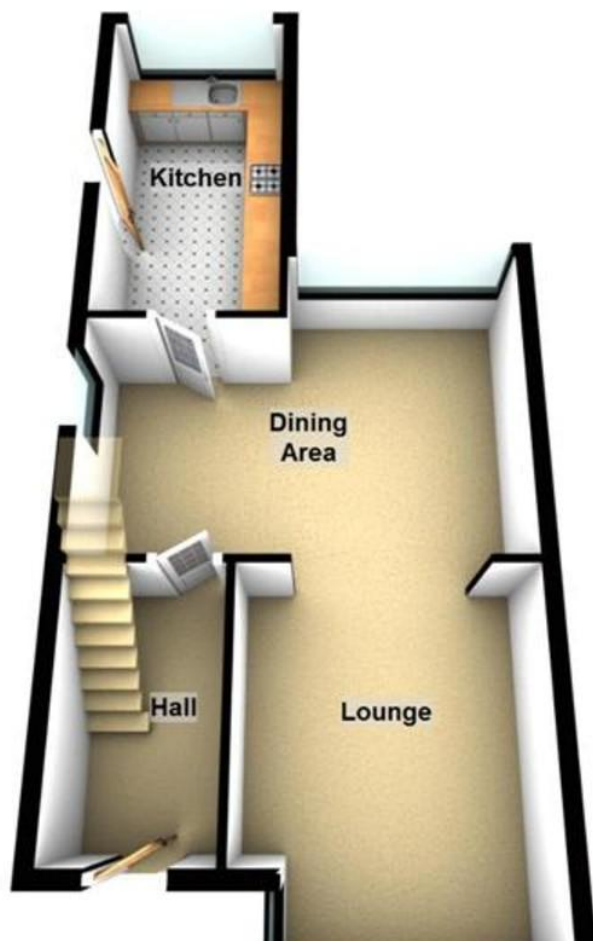
#### BEDROOM THREE

6' 9" x 6' 2" (2.06m x 1.88m) With uPVC double glazed window, radiator, fitted carpeting.

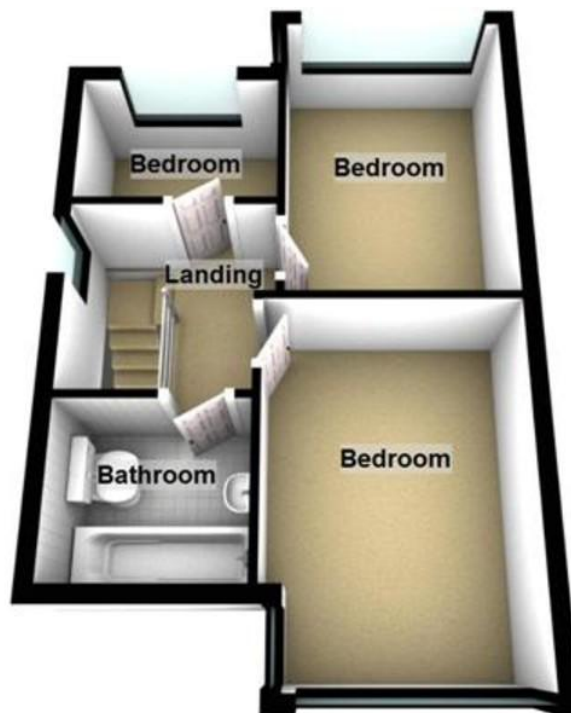
#### BATHROOM

7' 4" x 5' 6" (2.24m x 1.68m) With three piece suite including shower over bath and mixer taps, radiator, laminate flooring, spotlighting.

## Ground Floor



## First Floor



### EXTERNALLY

There is a block paved front garden with driveway and rear garden with two decked patio areas, flagged patio and gravelled and lawned area.

### ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: B

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