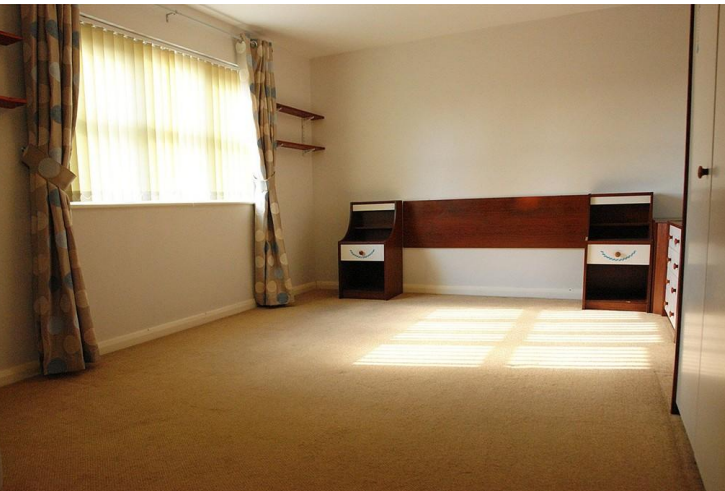




I The Brock
High Crompton, Shaw

£139,950

- Ground Floor Apartment
- Two Bedrooms
- Modern Kitchen
- Bathroom with Separate Shower
- Allocated Parking
- Communal Grounds
- No Chain
- EPC Rating - C



NO CHAIN - Situated in the highly sought after area of High Crompton is this lovely two bedroom ground floor apartment. Built in 2006 this modern apartment block sits just off Rochdale Road and benefits from all local amenities. Internally this super property comprises of: entrance hall, 20ft lounge, kitchen, two bedrooms and a four piece bathroom. externally there is allocated parking and communal grounds.

ENTRANCE HALL

With entrance door, video intercom system, electric heater and large storage cupboard.

LOUNGE

20' 8" x 10' 5" (6.3m x 3.18m) With French doors to front, uPVC double glazed window to the rear, electric fire with a stone surround and laminate floor.

KITCHEN

11' 8" x 8' 5" (3.56m x 2.57m) With fitted wall and base units, worktops, electric oven and hob with a chimney extractor fan, integrated fridge freezer and dishwasher, wine rack, stainless steel sink unit with mixer tap, tiled splash backs, Karndean flooring, spotlights, floor heater and a uPVC double glazed window with blinds.

BEDROOM ONE

16' 3" x 12' 0" (4.95m x 3.66m) With fitted carpet, electric heater and a uPVC double glazed window.

BEDROOM TWO

11' 9" x 9' 0" (3.58m x 2.74m) With fitted carpet, electric heater and a uPVC double glazed window with blinds.

BATHROOM

Fitted with a white four piece suite comprising of bath, wc, inset wash hand basin with cupboard below and shower cubicle, extractor fan, electric chrome radiator,

spotlights, vinyl floor covering and an obscure uPVC double glazed window.

EXTERNALLY

There are communal gardens and an allocated parking space plus guest parking.

ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



Shaw Office

33a Market Street
Shaw
Oldham
OL2 8NR

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

shaw@kirkham-property.co.uk

01706 291383

Out of hours telephone service

Monday – Thursday 8:30am – 8pm

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