



Sienna Court  
Chadderton, Oldham

£149,950

- Ground Floor Apartment
- 70% Ownership
- Over 55's Only
- Communal Facilities
- 24 Hour Reception
- Two Fitted Bedrooms
- Modern Fitted Kitchen & Bathroom
- EPC Rating - C





A well maintained two bedroom ground floor apartment situated in the ever popular development of Sienna Court, Chadderton. For the over 55's only this fabulous development has many communal facilities including a bar, bistro, gym, and library to name a few. Number three is situated on the ground floor close to the reception with a pleasant view over the piazza. Service charges are applicable.

#### ENTRANCE HALLWAY

11' 8" x 9' 1" (3.58m x 2.77m) With front entrance door, two storage cupboards.

#### KITCHEN/DINER

With fitted wall and base units, worktops, stainless steel sink unit with mixer tap, built in oven, hob and extractor fan, integral washer/dryer, dishwasher and fridge/freezer, fully tiled walls, vinyl floor covering.

#### BEDROOM ONE

17' 5" x 11' 2" (5.32m x 3.42m) With uPVC double glazed doors leading onto the Piazza, fitted wardrobes, fitted carpeting, electric storage heater.

#### LOUNGE WITH DINING AREA

11' 3" x 26' 10" (3.43m x 8.18m) With uPVC double glazed window and patio doors leading onto the Piazza, fireplace with surround, fitted carpeting, electric storage heater.

#### BEDROOM TWO

7' 9" x 12' 2" (2.38m x 3.72m) With uPVC double glazed window, fitted carpeting, electric storage heater.

#### BATHROOM

10' 2" x 6' 2" (3.10m x 1.90m) Fitted with a three piece suite in white comprising: large shower cubicle, vanity wash hand basin and inset w.c., with storage cupboards and shelving below, fully tiled walls, towel rail, spotlighting.

#### EXTERNALLY

With communal gardens and visitor parking.

#### ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: C

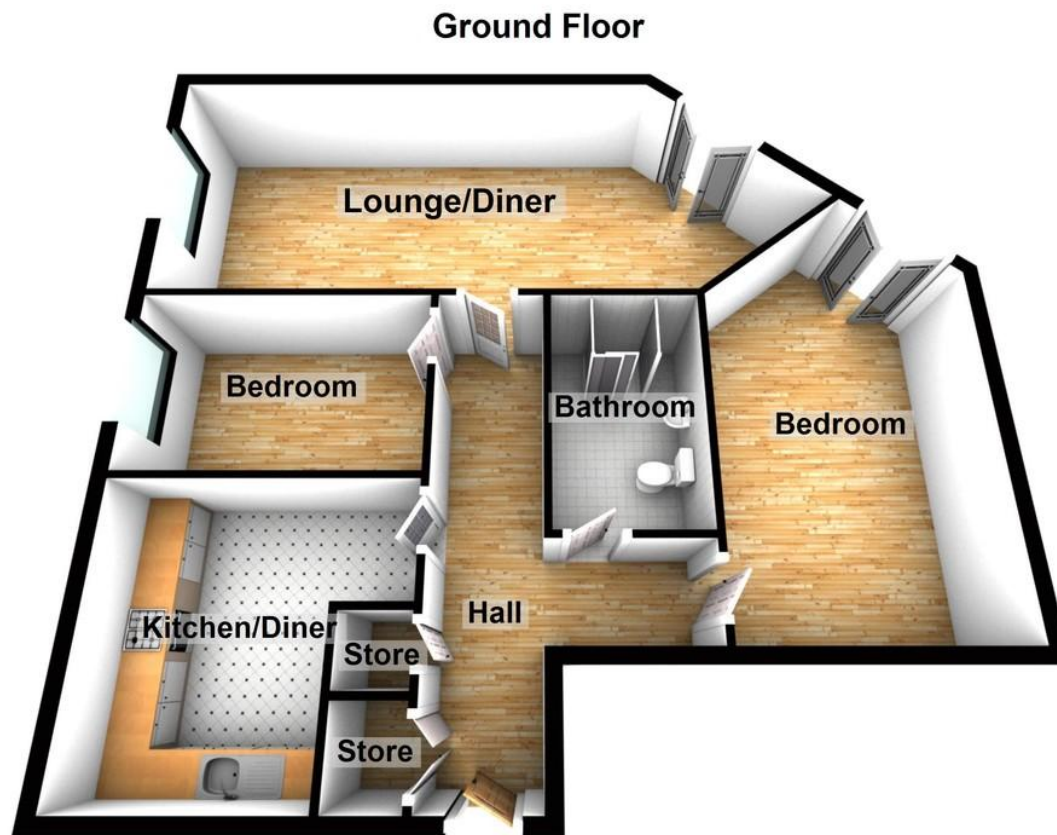
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Service Charge: As of January 2019, subject to increase.

#### AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. 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. Fixtures and Fittings stated as included in the property are based on achieving the asking price.





**Chadderton Office**  
509 Middleton Road  
Chadderton  
Oldham  
OL9 9SH

Monday – Friday. 9am – 5pm  
Saturday. 10am – 3 pm  
chadderton@kirkham-property.co.uk  
0161 626 5688

Out of hours telephone service  
Monday – Thursday 8:30am – 7pm  
Friday – 8:30am – 5pm  
Saturday – Sunday 10am – 3pm