



8 Carrington Street

Chadderton, Oldham

£119,999

- Three Bedrooms
- End Quasi Semi-Detached
- Gardens To Front & Rear
- Side Driveway
- Conservatory
- Gas Central Heating
- uPVC Double Glazing
- EPC: D



This is a well presented, three bedroom end quasi-semi situated on Carrington Street, off Hardman Street close to Manchester Road and is consequently located conveniently for local amenities such as the motorway network and Oldham and Manchester city centres respectively. Internally the property comprises of: entrance hall, kitchen, lounge and conservatory at ground level with three bedrooms and bathroom at first floor level. Additionally, there is a boarded loft room with pull down ladder access. The property has gas central heating, uPVC double glazing and externally there is a lawned front garden area, side driveway and flagged rear garden. Viewing recommended.

#### ENTRANCE HALL

With uPVC entrance door, laminate flooring, under stairs storage cupboard.

#### KITCHEN

10' 4" x 7' 1" (3.15m x 2.16m) Modern fitted kitchen with electric oven and gas hob with extractor, one and a half stainless steel sink unit, plumbed for a washer, splash back tiling, uPVC double glazed window, laminate flooring.

#### LOUNGE

14' 8" x 13' 3" (4.47m x 4.04m) With fitted carpeting, living flame gas fire in feature fireplace, uPVC double glazed window, uPVC French doors into conservatory.

#### CONSERVATORY

8' 6" x 9' 7" (2.59m x 2.92m) uPVC construction with laminate flooring.

#### FIRST FLOOR

#### LANDING

With fitted carpeting and access to the partly boarded loft via a pull down ladder.

#### BEDROOM ONE

10' 3" x 8' 8" (3.12m x 2.64m) With fitted wardrobes, uPVC double glazed window, radiator, fitted carpeting.

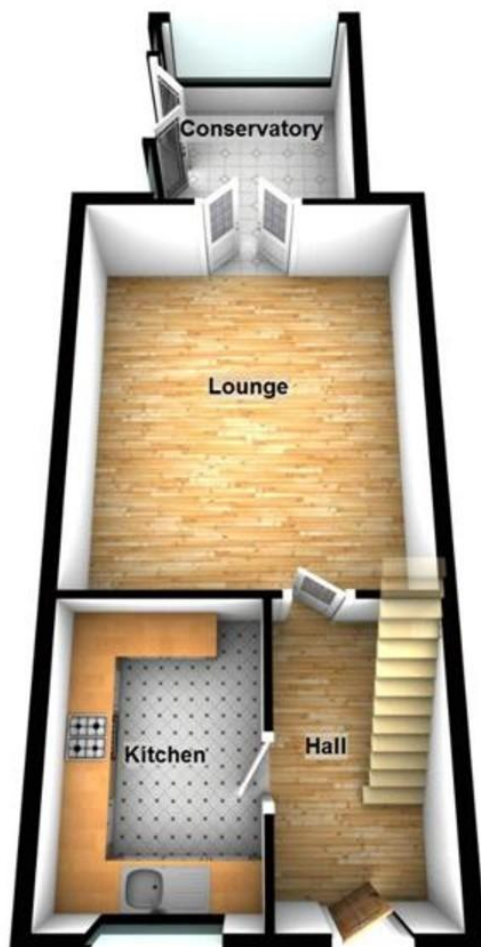
#### BEDROOM TWO

10' 1" x 6' 5" (3.07m x 1.96m) With uPVC double glazed window, radiator, fitted carpeting.

#### BEDROOM THREE

8' 8" x 6' 5" (2.64m x 1.96m) With uPVC double glazed window, radiator, fitted carpeting.

### Ground Floor



### First Floor



#### BATHROOM

With three piece suite in white with electric shower over bath, wash hand basin and low level WC, chrome towel rail, spotlighting, tiled walls, laminate flooring.

#### EXTERNALLY

There is a lawned front garden area, side driveway and flagged rear garden.

#### ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

#### 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 – 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