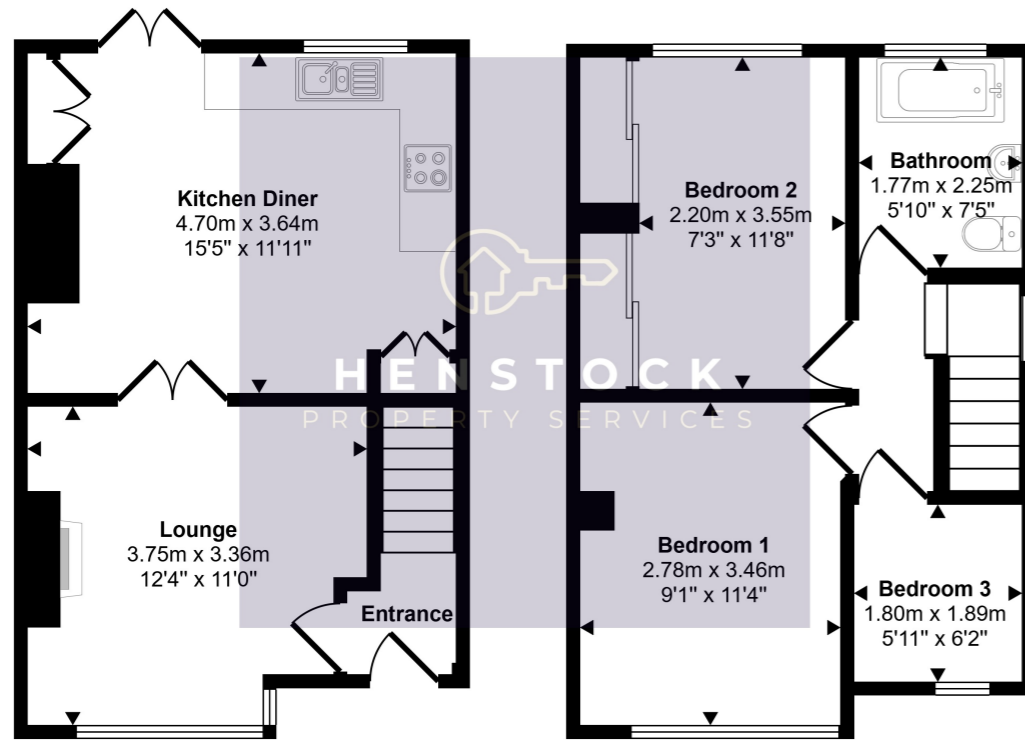




HENSTOCK

PROPERTY SERVICES

Approx Gross Internal Area
65 sq m / 703 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



101 Welbeck Avenue, Chadderton, Oldham, Lancashire OL9 9PE

- 3 BEDROOMED SEMI DETACHED
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- EPC RATING C
- LEASEHOLD - £5 PER ANNUM
- COUNCIL TAX BAND B
- OFF ROAD PARKING TO FRONT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

£185,000



GROUND FLOOR

Hallway

Oak effect laminate flooring, double radiator.

Front Lounge

3.75m x 3.36m (12' 4" x 11' 0") into bay window to front, central feature fireplace with coal effect electric fire, French doors to kitchen, single radiator.

Kitchen/Diner

4.70m x 3.64m (15' 5" x 11' 11") views to rear, modern white units with grey marble effect worktops, built in single electric oven, 4 ring gas hob, extractor, stainless steel sink with chrome mixer tap, built in storage cupboards, under stair storage, oak effect laminate flooring, part tiled walls, patio doors to rear garden, space for dining suite, single radiator.

FIRST FLOOR

Bedroom 1

2.78m x 3.46m (9' 1" x 11' 4") views to front, single radiator.

Bedroom 2

2.2m x 3.55m (7' 3" x 11' 8") into fitted mirrored door wardrobes, views to rear, single radiator.

Bedroom 3

1.8m x 1.89m (5' 11" x 6' 2") views to front, single radiator.

Bathroom

1.77m x 2.25m (5' 10" x 7' 5") modern white suite comprising; bath with over bath wall mounted electric shower, glass screen, sink, close coupled w.c, fully tiled walls, tiled floor, chrome heated towel rail.

Exterior

Pebbled off road parking to front.
Rear garden - part paved / part lawn.

PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed semi detached family home set in this popular residential area. The living accommodation briefly comprises; porch hallway, front lounge, fitted kitchen with space for dining table, 3 bedrooms and bathroom. The property also has the benefit of gas central heating, double glazed windows, gated off road parking to front and a lawned garden rear. Ideally situated within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

