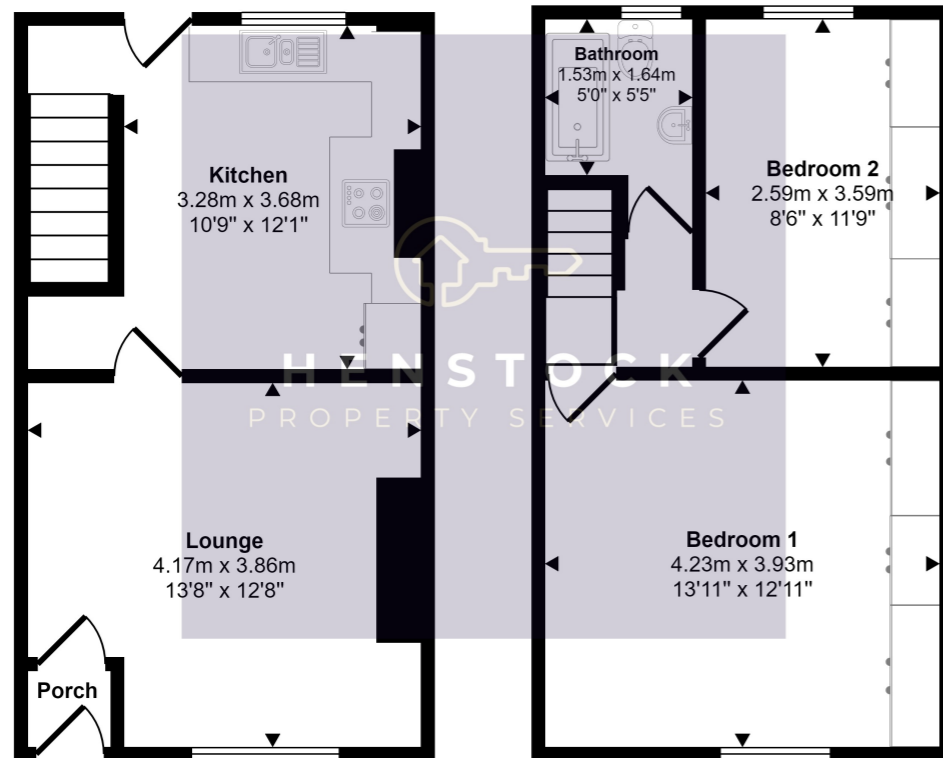




**HENSTOCK**  
PROPERTY SERVICES



Approx Gross Internal Area  
65 sq m / 701 sq ft



Ground Floor  
Approx 32 sq m / 349 sq ft

First Floor  
Approx 33 sq m / 353 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.

## 14 Granby Street, Chadderton, Oldham, Lancashire OL9 8EX

- 2 BEDROOMED MID TERRACE
- FREEHOLD
- NO CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS

**£130,000**



## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 2 bedroomed mid terraced home set in this popular location. The living accommodation briefly comprises; entrance vestibule into lounge, fitted kitchen, 2 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows and a yard to rear. Ideally situated in this extremely popular spot within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and access to Motorway links.

## GROUND FLOOR

### Entrance

Vestibule with oak effect laminate flooring leading into lounge.

### Front Lounge

4.17m x 3.86m (13' 8" x 12' 8") views to front, central feature fireplace with Mahogany style surround, marble back panel, brass period style coal affect inset gas fire, oak effect laminate flooring, double radiator.

### Kitchen

3.28m x 3.68m (10' 9" x 12' 1") views to rear, modern high gloss cream units with black high gloss marble effect worktops, built in single electric oven, 4 ring gas hob, extractor, stainless steel sink with chrome mixer tap, integral fridge/freezer, part tiled walls, under stair storage, oak effect laminate flooring, space for table and chairs, door to rear garden area, single radiator.

## FIRST FLOOR

### Bedroom 1

4.23m x 3.93m (13' 11" x 12' 11") views to front, fully fitted wardrobes, single radiator.

### Bedroom 2

2.59m x 3.59m (8' 6" x 11' 9") views to rear, oak effect laminate flooring, fully fitted wardrobes, single radiator.

## Bathroom

1.53m x 1.64m (5' 0" x 5' 5") views to rear, white suite comprising; bath with over bath mixer tap/flexi hose shower, close coupled w.c, sink, part tiled walls, single radiator.

## Exterior

Small concreted front garden area. Fully paved rear garden area.

