

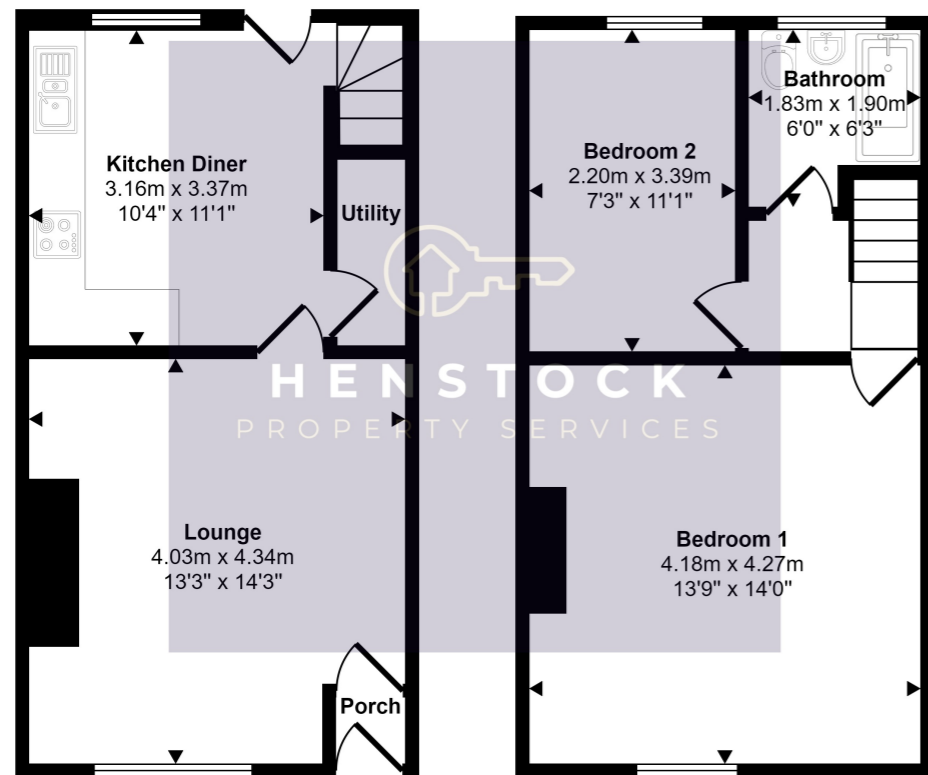


HENSTOCK

PROPERTY SERVICES



Approx Gross Internal Area
65 sq m / 695 sq ft



Ground Floor
Approx 32 sq m / 343 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

10 Jane Street, Chadderton, Oldham, Lancashire OL9 8QP

- 2 BED TERRACED
- SITUATED IN THIS POPULAR LOCATION
- COMPLETELY REFURBISHED AND UPGRADED
- GATED PARKING TO REAR
- GAS & ELECTRIC SAFETY CERTIFICATES
- RECENTLY INSTALLED BOILER
- COUNCIL TAX BAND A
- DOUBLE GLAZED WINDOWS
- RECENTLY INSTALLED EXTERNAL DOORS
- NO CHAIN!

£145,000

**Entrance**

Vestibule into lounge.

Lounge

4.03m x 4.34m (13' 3" x 14' 3")

Kitchen

3.16m x 3.37m (10' 4" x 11' 1")

Exterior

Front: Small gated garden

Rear: Garden to rear with gated access for parking.

Upper Floor**Bedroom 1**

4.18m x 4.27m (13' 9" x 14' 0")

Bedroom 2

2.20m x 3.39m (7' 3" x 11' 1")

Bathroom

1.83m x 1.90m (6' 0" x 6' 3")

PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this completely renovated and modernised 2 bedroomed mid terraced family home. The accommodation briefly comprises; entrance vestibule, front lounge, modern kitchen, 2 bedrooms and a family bathroom. The property also has the benefit of gas central heating, a recently installed boiler, double glazed windows and garden to rear with gated access for parking. Ideally situated in this popular residential area within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60/M62 motorway links.

