



**HENSTOCK**  
PROPERTY SERVICES



## 1 Springs Road, Chadderton, Oldham, Lancashire M24 1QP

- 2 BEDROOMED MID TERRACE
- LOFT ROOM WITH STAIR ACCESS
- FREEHOLD
- PLEASANT AND ATTRACTIVE LAWNED REAR GARDEN
- UTILITY ROOM

**£190,000**





### PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this well presented 2 bedroomed mid terraced home with a boarded out loft space (with power and lighting). The living accommodation briefly comprises; entrance vestibule, front lounge, large fitted kitchen/diner, utility room, 2 bedrooms and a bathroom with stairs up to the loft room. The property also has the benefit of gas central heating, double glazed windows and a pleasant garden to the rear (rear portion of the garden is rented from a local farmer). Ideally situated in this extremely popular spot within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

### GROUND FLOOR

#### Entrance

Vestibule into front lounge, oak effect laminate flooring.

#### Front Lounge

4.9m x 3.68m (16' 1" x 12' 1") views to front, feature fireplace, oak effect laminate flooring, single radiator.

#### Large Kitchen/Diner

4.88m x 3.93m (16' 0" x 12' 11") views to rear, Shaker style cream units with black granite worktops, built in Belfast sink, chrome mixer tap, 6 ring range style cooker, extractor, wine cooler and dishwasher, space for dining suite, under stair storage, door to utility room and rear garden, 2 single radiators.

#### Utility Room

2.09m x 1.86m (6' 10" x 6' 1") views to rear, marble style worktops, plumbed for washer, single radiator.

### FIRST FLOOR

#### Bedroom 1

4.9m x 3.66m (16' 1" x 12' 0") views to front, oak effect laminate flooring, built in storage with mirrored doors, double radiator.

#### Bedroom 2

3.41m x 2.69m (11' 2" x 8' 10") views to rear, oak effect laminate flooring, single radiator.

#### Bathroom

2.68m x 2.12m (8' 10" x 6' 11") white suite comprising; freestanding period bath, close coupled w.c, sink, walk in shower with flexi hose and rain showerheads, close coupled w.c, oak effect laminate flooring, spotlights, single radiator.

#### Landing Area

With under stair storage and stairs up to loft space.

#### Loft Space

#### Loft Room

4.87m x 4.84m (16' 0" x 15' 11") boarded loft with velux window, power and lighting.

#### Exterior

Front garden area - stoned with planted shrubberies and paved paths. Rear garden - paved patio leading to rear lawned and mature planted area. (PLEASE NOTE: the rear lawned area is rented from the local farmer at £50 per annum).

