



# NPE

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## For Sale

137 Turf Lane, Chadderton - EPC: £164,950



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\*\*\*\*CHAIN FREE\*\*\*\*RECENTLY REFURBISHED\*\*\*\*2 RECEPTION ROOMS\*\*\*\*2 GOOD SIZED BEDROOMS\*\*\*\*IDEAL FOR FIRST TIME BUYERS, INVESTORS OR YOUNG FAMILIES\*\*\*\* DECEPTIVELY SPACIOUS\*\*\*\*CONVENIENT & POPULAR LOCATION\*\*\*\*We offer for sale this deceptively spacious and recently refurbished 2 bed terraced property in the popular residential area of Chadderton. The property is uPVC double glazed & combi gas centrally heated and briefly comprises: Entrance vestibule, lounge, dining room, modern fitted kitchen, 2 good sized bedrooms and a modern 3 piece white suite with electric shower to bath. Externally, the property benefits from being garden fronted and has a private yard to the rear. Viewing is highly recommended.

#### **Entrance Vestibule**

#### **Lounge**

*13'6" x 12'11" (4.11m x 3.94m)*

2 radiators. Feature fireplace with electric fire.

#### **Dining Room**

*12'11" x 13'6" (3.94m x 4.11m)*

Feature fireplace with electric fire. Radiator. Under stairs storage. Stairs off.

#### **Kitchen**

*6'3" x 11'3" (1.91m x 3.43m)*

Modern fitted wall and base units incorporating oven, hob and extractor. Single stainless steel sink and drainer. Combi gas central heating boiler. Radiator.

#### **First Floor Landing**

#### **Bedroom 1**

*13'5" x 13'0" (4.09m x 3.96m)*

Front aspect. Radiator.

#### **Bedroom 2**

*12'11" x 6'8" (3.94m x 2.03m)*

Rear aspect. Fitted wardrobes & storage cupboards. Radiator.

#### **Bathroom**

Modern 3 piece white suite with electric shower to bath. Part ceramic wall tiled. Heated towel rail.

#### **External**

The property is garden fronted and benefits from a yard to the rear.

#### **Tenure & Council Tax**

We have been advised that the property is Leasehold. The Council Tax is in Band A with Oldham Council.

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