



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Oldham Road, Manchester, M24 2DP

£170,000

AN OUTSTANDING TERRACED PROPERTY

Nestled on Oldham Road in the charming area of Middleton, Manchester, this delightful mid-terraced house presents an exceptional opportunity for families seeking a comfortable and stylish home. Boasting three generously sized bedrooms, this property is designed to accommodate the needs of modern family living.

Upon entering, you will be greeted by a spacious reception room that exudes warmth and invites relaxation. The interior has been tastefully updated and decorated in neutral tones, creating a serene atmosphere that allows for personal touches. The modern kitchen is well-equipped and offers a functional space for culinary creativity, while the contemporary bathroom ensures convenience for all family members.

One of the standout features of this property is the generous garden space, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The immaculate presentation of the home means that it is ready for you to move straight in, with no chain delay to hinder your plans.

This terraced house is not just a property, it is a perfect family home that combines comfort, style, and practicality. With its ideal location and thoughtful updates, it is an opportunity not to be missed.

# Oldham Road, Manchester, M24 2DP

£170,000

 3  1  1  D

- Tenure Leasehold
- On Street Parking
- Three Well Proportioned Bedrooms
- Close Proximity To Local Amenities
- Council Tax Band A
- No Chain Delay And Ready To Move Straight Into
- Spacious Reception Room
- EPC Rating D
- Ideal First Time Buy With Viewing Essential
- Easy Access To Major Network Links

## Ground Floor

### Entrance Vestibule

3'9 x 3'8 (1.14m x 1.12m)

### Reception Room

13'10 x 13'10 (4.22m x 4.22m)

### Kitchen

13'10 x 11'5 (4.22m x 3.48m)

## First Floor

### Landing

6'5 x 6'1 (1.96m x 1.85m)

### Bedroom One

14'8 x 14' (4.47m x 4.27m)

### Bedroom Two

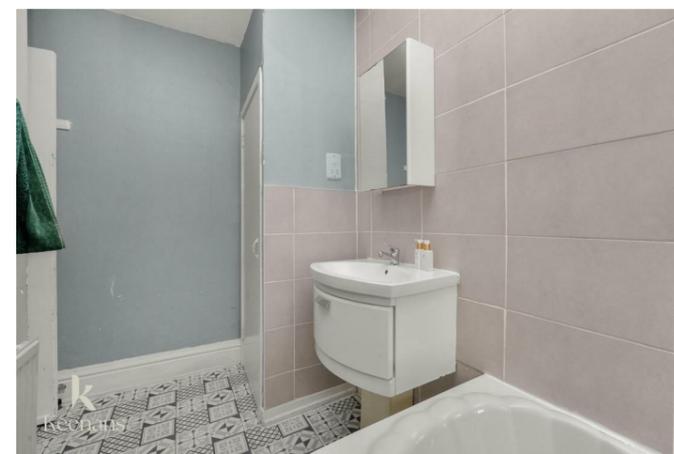
10'8 x 6'6 (3.25m x 1.98m)

### Bedroom Three

8'9 x 7'11 (2.67m x 2.41m)

### Bathroom

11'1 x 7'7 (3.38m x 2.31m)



Tel: 01706396140

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)