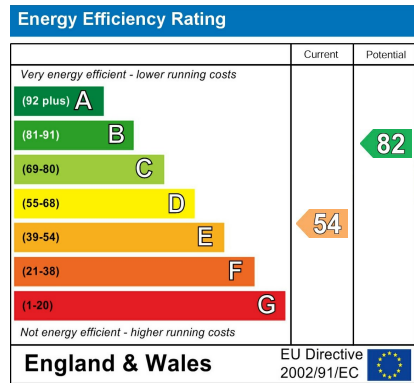
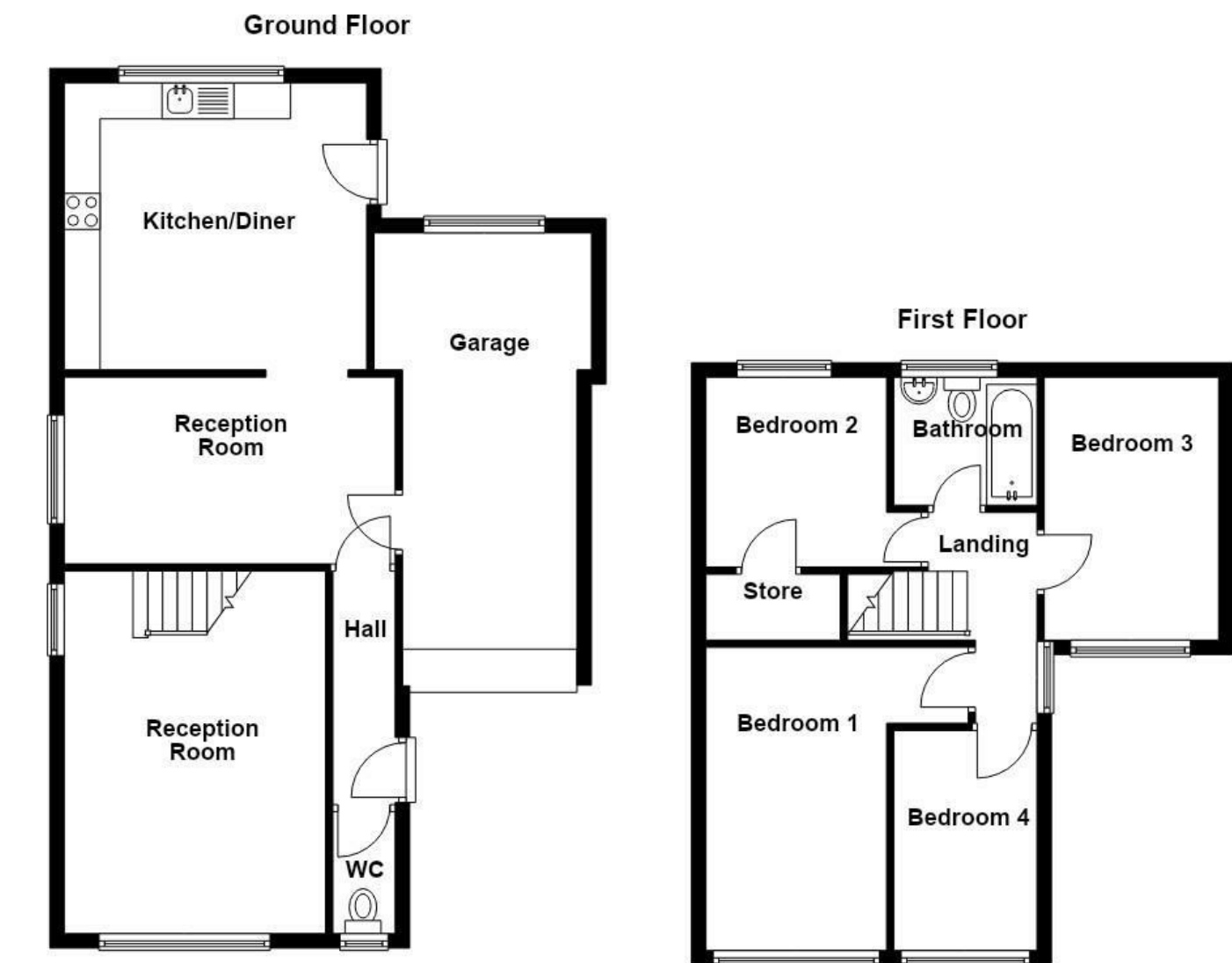




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

Baytree Avenue, Oldham, OL9 0NH

£425,000

AN OUTSTANDING DETACHED FAMILY HOME WHICH HAS BEEN FULLY UPDATED

Nestled on the sought-after Baytree Avenue in Chadderton, Oldham, this exquisite detached house offers a perfect blend of modern living and comfort. Spanning an impressive 1,087 square feet, this property has been meticulously updated and presented to the highest standard, showcasing immaculate presentation and neutral decor throughout. Upon entering, you are greeted by a spacious layout that flows seamlessly, featuring two inviting reception rooms that provide ample space for relaxation and entertainment. The heart of the home is undoubtedly the generous kitchen diner, ideal for family gatherings and culinary adventures. With four well-proportioned bedrooms, there is plenty of room for family and guests alike, ensuring everyone has their own private space. The property also boasts an integral garage, adding convenience to your daily routine. With no chain delay, this home presents a complete blank canvas for any potential buyer, allowing you to move straight in and personalise it to your taste. Situated in a highly desirable area, this home is conveniently located near local amenities, bus routes, and reputable schools. Additionally, it offers easy access to railway stations connecting you to Manchester and major motorway links, making it an ideal choice for commuters. This remarkable property is a rare find, combining modern comforts with a prime location. Whether you are a first-time buyer or looking to upgrade, this home is ready to welcome you. Do not miss the opportunity to make this stunning house your new home. Some photographs have been artificially staged using AI to illustrate the potential layout and appearance of the property. For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.

Baytree Avenue, Oldham, OL9 0NH

£425,000

 4  1  2  E

- An Envable Detached Property
 - No Chain Delay
 - Off Road Parking
 - Tenure - Leasehold
- Four Bedrooms
 - Sought After Area
 - EPC Rating - E
- Fully Renovated
 - Perfect Family Home
 - Council Tax Band - D

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

10'8 x 2'10 (3.25m x 0.86m)

Central heating radiator, meter cupboard, wood effect laminate flooring, oak doors to two reception rooms and WC.

WC

5'7 x 2'10 (1.70m x 0.86m)

UPVC double glazed frosted window, heated towel rail, a dual flush WC with vanity top wash basin and mixer tap, PVC panelled elevations, spotlights, PVC panelled elevations to the ceiling, wood effect laminate flooring.

Reception Room One

16'10 x 11'11 (5.13m x 3.63m)

Two UPVC double glazed windows, three central heating radiators, wood effect laminate flooring, staircase to the first floor.

Reception Room Two

15'3 x 8'6 (4.65m x 2.59m)

UPVC double glazed window, central heating radiator, two feature wall lights, wood effect laminate flooring, open arch to the kitchen diner, composite door to the garage.

Kitchen Diner

13'10 x 13'1 (4.22m x 3.99m)

UPVC double glazed window, central heating radiator, a range of matte wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for an American style fridge freezer, plumbing for a washing machine and dryer, wood effect laminate flooring, composite door to the rear.

Garage

20 x 9'11 (6.10m x 3.02m)

Two UPVC double glazed windows, power, lighting, Main combination boiler, up and over garage door.

First Floor

Landing

9'7 x 5'5 (2.92m x 1.65m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring, oak doors to four bedrooms and a bathroom.

Bedroom One

13'10 x 12 (4.22m x 3.66m)

UPVC double glazed window, central heating radiator, loft access, wood effect laminate flooring.

Bedroom Two

9'10 x 8'9 (3.00m x 2.67m)

UPVC double glazed window, central heating radiator, over staircase storage cupboard, wood effect laminate flooring.

Bedroom Three

11'7 x 7'10 (3.35m'2.13m x 2.13m'3.05m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring.

Bedroom Four

10 x 6'6 (3.05m x 1.98m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring.

Bathroom

6'3 x 5'10 (1.91m x 1.78m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a vanity top wash basin with mixer tap, dual flush WC, panelled bath with a direct feed shower and mixer tap, PVC panelled elevations, PVC panelling to the ceiling, spotlights, extractor fan, LED mirror, wood effect laminate flooring.

External

Rear

Enclosed garden with paving, bedding, laid to lawn areas.

Front

Bedded areas, stone chipping, mature shrubbery and off road parking with access to the garage.



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