



## Netherhey Street, Oldham, OL8 2JD

**Offers over £140,000**

Deceptively spacious two bedroom mid terraced property located in this ever popular part of Oldham, and offers ready to move into accommodation of which only a full personal inspection will fully reveal.

Ideally located close to Alexandra Park this well planned and spacious property has been recently renovated by the present owners and briefly comprises: To the ground floor lounge and a good sized new fitted dining kitchen. Whilst to the first floor there are two good sized bedrooms and a new fitted bathroom/WC. To the outside the property benefits from a garden area with gate to communal walkway and space for parking to the front. The property is further complemented by double glazing and gas central heating ensuring that that this property will appeal to even the most discerning of purchasers.

**CHAIN FREE! - View Early to Avoid Disappointment.**





## GROUND FLOOR

### Entrance Vestibule

Upvc double glazed front door and door to lounge.

### Lounge

14'4" x 13'6" (4.37m x 4.11m)

Double glazed window to front, electric wall mounted living flame effect fire, feature stone floor, meter cupboard and radiator.

### Kitchen/Dining Room

10'6" x 11'4" (3.20m x 3.45m)

Newly fitted with a matching range of base and eye level units in white with worktop space over, sink with drainer, taps and tiled splashbacks, plumbing and space for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, stairs to the first floor with deep under stairs storage cupboard, radiator.

## FIRST FLOOR

### Landing

### Bedroom 1

14'4" x 13'6" (4.37m x 4.11m)

Double glazed window to front, fitted storage cupboard, radiator.

### Bedroom 2

10'6" x 7'3" (3.20m x 2.21m)

Window to rear, radiator.

### Bathroom/WC

6'6" x 5'11" (1.99m x 1.81m)

Newly fitted three piece suite in white comprising panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, part tiled walls, double glazed window to rear, radiator.

## OUTSIDE

### Parking & Gardens

Parking space to the front, good sized rear garden being shaled for ease of maintenance, walled boundaries and gate.

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying

fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.



Total area: approx. 63.1 sq. metres (679.1 sq. feet)

