



10 Chatsworth Close Oldham, OL2 8EB

Perfect for the growing family or those working from home. This 3 bedroom semi detached modern family home is located on a private cul de sac in Shaw and is ideally placed for the local Ofsted Good /Outstanding schools. Internally this property comprises; Entrance porch, lounge/diner which opens out to the garden, and the fitted kitchen. To the first floor are the 3 bedrooms; two with fitted wardrobes, and the beautiful modern bathroom. There are gardens front and rear, a large driveway and a garage which has been converted to the rear to become a home office or den.

3 bedrooms

Home office

Gardens front and rear

Driveway

Modern fitted kitchen

Modern fitted bathroom

FREEHOLD

Lounge / diner

£239,950

10 Chatsworth Close

Oldham, OL2 8EB

£239,950

Lounge/Diner 22' 1" x 14' 6" (6.72m x 4.42m)

Open plan lounge diner with storage cupboard and French doors leading out to the garden.

Kitchen 7' 7" x 10' 0" (2.31m x 3.06m)

Kitchen fitted with a range of cupboards, wall units and work surfaces. Single bowl stainless steel sink and drainer. Plumbed for automatic washing machine and space for tumble dryer. Integrated double oven, hob, extractor fan. Oak veneer glazed door.

Bedroom 1 11' 7" x 10' 3" (3.54m x 3.12m)

To the front elevation. Built in wardrobes and overhead bridge unit.

Bedroom 2 9' 8" x 10' 4" (2.95m x 3.15m)

To the rear elevation. Storage cupboard housing the combi boiler.

Bedroom 3 8' 6" x 7' 1" (2.58m x 2.16m)

To the front elevation. Built in storage cupboard.

Bathroom 6' 11" x 6' 11" (2.10m x 2.11m)

Modern three piece bathroom suite comprising; P shaped panel bath with shower above and glass screen, vanity wash hand basin, low level W/C. Built in storage unit. Wall mounted and LED lit mirror. Tiled walls.

Home office

The rear of the garage has been converted to create an insulated home office/ games room /den. The front of the garage remains available for storage with an up and over garage door.

Tenure

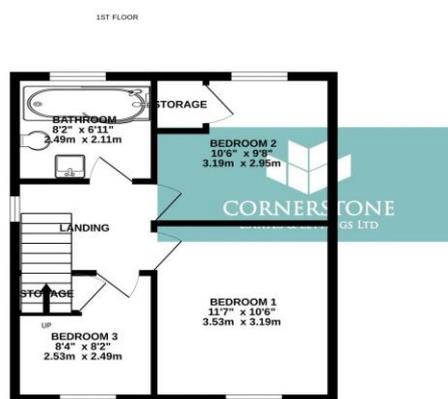
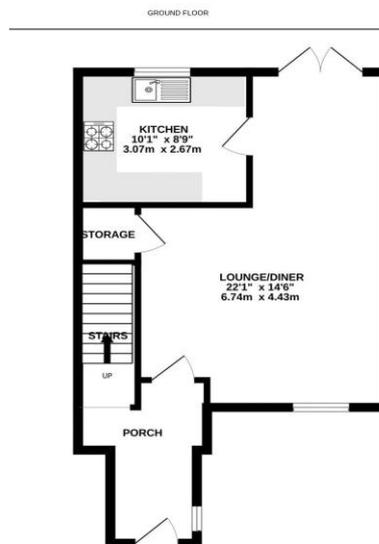
We are advised this is freehold but confirmation should be sought from your solicitor

Council Tax

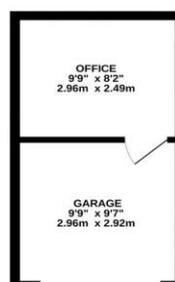
Band B

Rear Garden

Rear garden laid to lawn with a paved patio by the house and a decked area to the bottom. The driveway extends to the garage.



DETACHED HOME OFFICE/
GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

