



9 Paulden Avenue, Oldham, OL4 2JA
£234,950

TWO STOREY SIDE EXTENSION | THREE BEDROOMS | TWO RECEPTION ROOMS | LOVELY INTERIOR |

The house on Paulden Avenue comprises of a hall, lounge, dining room, kitchen, three good size bedrooms, bathroom & WC and landing. There is a forecourt garden and large rear garden with a patio area. Viewing comes highly recommended to appreciate the quality and size of the accommodation. Located in a quiet position close to local shops, schools and the Metro Link.

ACCOMMODATION

GROUND FLOOR

HALL

LOUNGE

12'8" x 12'7" (3.87 x 3.85)



DINING ROOM

7'1" x 18'11" (2.16 x 5.78)



KITCHEN

15'7" x 6'9" (4.76 x 2.08)

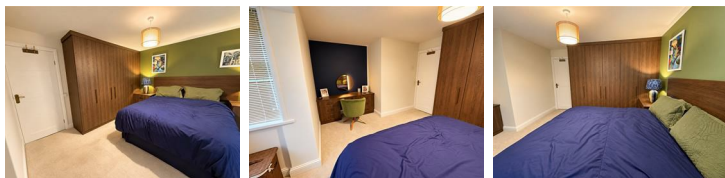


Single drainer, stainless steel, sink unit. Range cooker, extractor, fridge, freezer and dishwasher. A range of wall and base units with worktops.

FIRST FLOOR

BEDROOM ONE

14'4" x 13'1" (4.37 x 4.01)



Fitted robes.

BEDROOM TWO

7'0" x 11'4" (2.14 x 3.47)



Fitted robes.

BEDROOM THREE

9'3" x 8'1" (2.82 x 2.47)



Fitted robes.

BATHROOM & WC

13'0" x 4'11" (3.97 x 1.51)



Three piece white suite, shower over the bath and shower screen, tiling.

LANDING

EXTERNALLY



Forecourt garden and large rear garden with a patio area and two sheds.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



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