



Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

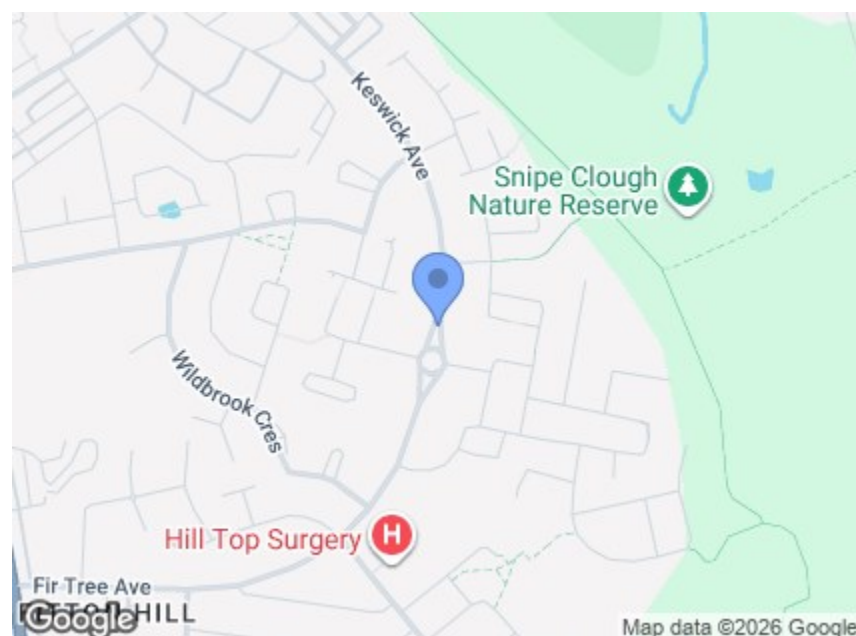
CHARLES LOUIS

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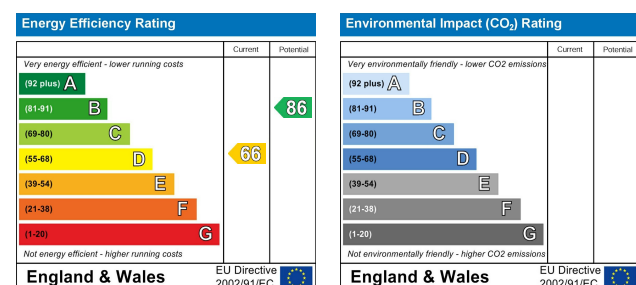


GROSS INTERNAL AREA
TOTAL: 90 m²/970 sq ft
GROUND FLOOR: 45 m²/483 sq ft, FIRST FLOOR: 45 m²/487 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - OL8 2LN What three words -
///planet.forms.went



135 Keswick Avenue
, Oldham, OL8 2LN

Offers over £170,000



- Deceptively spacious three-bedroom semi-detached family home
- Recently upgraded with a brand new kitchen and bathroom
- Double glazing and central heating throughout
- Requires carpeting and some decorative finishing, allowing buyers to personalise
- Generous front and rear gardens offering excellent outdoor space
- Separate WC adding practicality for family living
- Front garden providing off-road parking for 2-3 vehicles
- Tenure - Freehold , Council Tax Oldham band A, EPC rated D

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.

135 Keswick Avenue

, Oldham, OL8 2LN

Offering deceptive space and excellent family accommodation, 135 Keswick Avenue is a well-proportioned three-bedroom semi-detached home with generous gardens to both the front and rear, situated within a well-established residential location close to local amenities and schools.

The property has recently benefited from significant investment, including a brand new kitchen and bathroom, and now presents as a largely modernised home requiring only carpeting and some decorative finishing, rather than wholesale refurbishment.

Internally, the accommodation is arranged over two floors and offers well-balanced living space. The ground floor provides a spacious reception room alongside a newly fitted kitchen positioned to the rear, with direct access to the garden. A separate WC adds further practicality for family living.

To the first floor are three well-sized bedrooms, complemented by the newly installed family bathroom. The layout is functional and spacious, making it ideal for families or buyers seeking a home they can personalise with minimal remaining work.

Externally, the property benefits from large front and rear gardens, with the front garden providing off-road parking for two to three vehicles. Further features include double glazing and central heating, enhancing comfort and efficiency.

Entrance Hallway

9'4 x 6 (2.84m x 1.83m)

The entrance hallway provides access to the main ground floor accommodation and the staircase to the first floor, creating a practical and welcoming first impression, with scope for updating and reconfiguration.

Living Room

18'4 x 13'2 (5.59m x 4.01m)

A spacious and well-proportioned reception room with ample space for seating and living furniture, enhanced by good natural light to create a bright and welcoming atmosphere.



Kitchen

10'5 x 11'10 (3.18m x 3.61m)

Positioned to the rear of the property, the newly fitted kitchen offers a practical and modern layout and includes an oven, gas hob, plumbing for a washing machine, and space for a fridge freezer. With direct access to the rear garden, this space is well suited to everyday family living.



Dining Room

10'5 x 11'1 (3.18m x 3.38m)

First Floor Landing

5'10 x 6'4 (1.78m x 1.93m)

A central first-floor landing giving access to all bedrooms and the family bathroom, with scope for improvement as part of a wider refurbishment scheme.

Bedroom One

A generously sized main bedroom offering space for a double bed and additional furniture.



Bedroom Two

A well-proportioned second bedroom suitable for family use, guests, or home working



Bedroom Three

A versatile third room ideal as a child's bedroom, nursery, or study



Family Bathroom

The bathroom is well presented and fitted with a modern three-piece suite, comprising a panel-enclosed bath with glass shower screen and shower, wash basin and WC.



Outside Space

The rear garden provides private outdoor space and offers potential for landscaping or improvement to suit individual preferences.