



## CURTHWAITE GARDENS, OAKWOOD, EN2

Offering for sale this semi-detached house located in the sought-after area of Oakwood. The property will need updating, but boasts two separate reception rooms and a kitchen to the ground floor plus three bedrooms, a bathroom with separate WC to the first floor, this property is ideal for families looking to settle down in a great location.

It has a well-maintained 50ft west facing garden to the rear, a large garage to the side and a driveway for two cars to the front. The house has plenty of potential to be extended to the side, rear, and into the loft, plus you could even convert the garage into a study or downstairs bedroom (subject to the usual consents). Situated in the catchment area for the excellent local schools and is an easy walk to Oakwood Station (Picc Line) and Oakwood Parade for its local shopping, transport & leisure amenities.

In need of modernisation, this property presents a blank canvas for those looking to put their stamp on a home.



### ACCOMMODATION

\* SEMI DETACHED \* ENTRANCE HALL \* 2 SEPARATE RECEPTION ROOMS \* KITCHEN \* 3 BEDROOMS \* BATHROOM WITH SEPARATE WC \* GARAGE & OWN DRIVE \* WELL MAINTAINED 50FT WEST FACING GARDEN \* SCOPE TO CONVERT GARAGE, EXTEND TO SIDE, REAR & INTO THE LOFT (STPP) \*

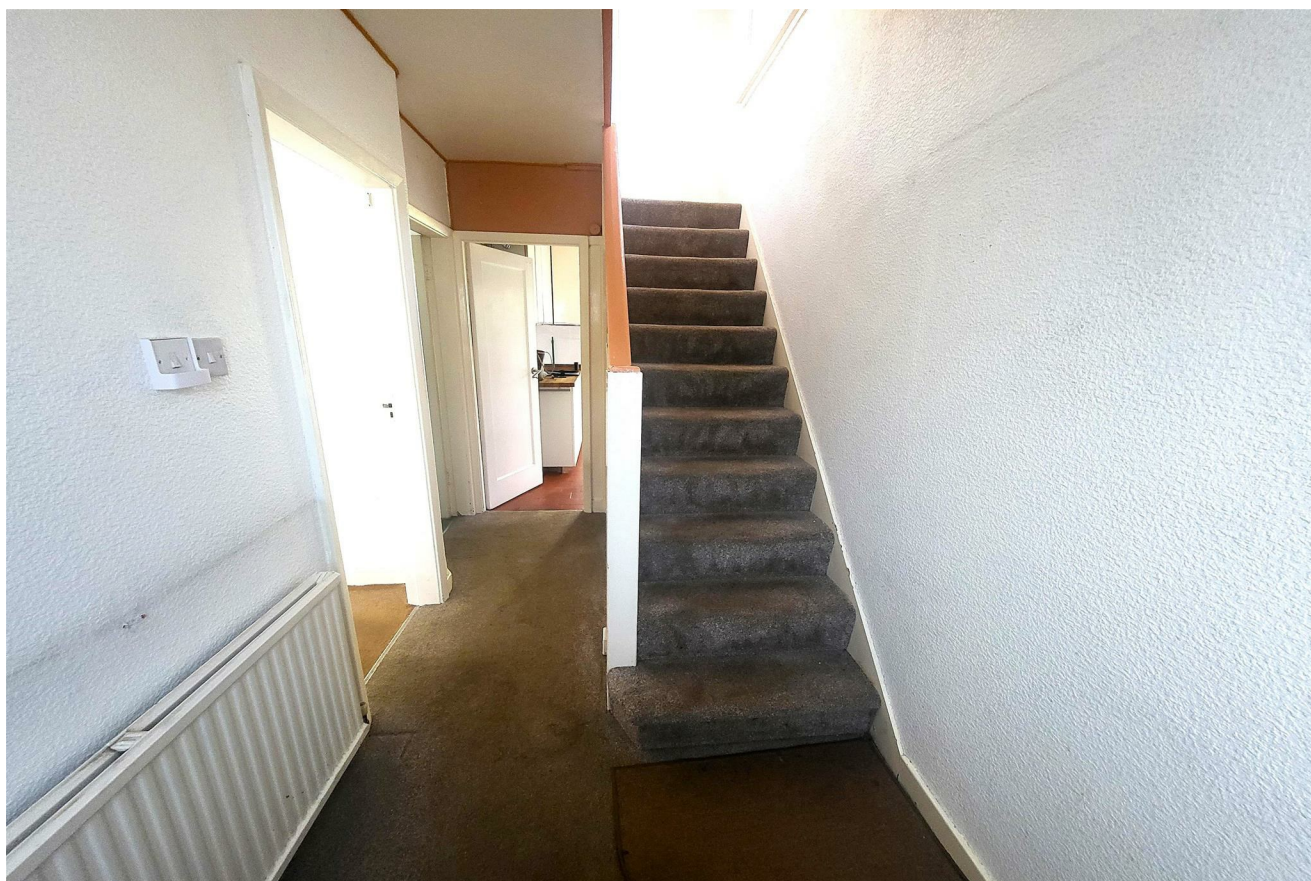
\* SERVICES: GAS CENTRAL HEATING \* FEATURES: ALUMINIUM DOUBLE GLAZING \*

**PRICE: £675,000 FREEHOLD**



### **ENTRANCE HALL**

**Bright entrance hall, carpeted with double radiator. Access to both reception rooms and kitchen.**



### **FRONT RECEPTION 12'5" x 11'3" (3.80m x 3.43m)**

**Bright & spacious with large, covered double radiator. Aluminium double glazed bay window to front aspect.  
Pendant lighting, carpeted.**





**REAR RECEPTION 14'4" x 10'8" (4.37m x 3.26m)**

**Well sized living space with aluminium double glazed doors out to the west facing garden. Pendant lighting, covered double radiator, coving to the ceiling.**



**KITCHEN 8'11" x 8'9" (2.72m x 2.68m)**

**A good sized kitchen in need of updating. Tiled flooring and partially tiled walls.**





## KITCHEN (pic 2)

A different aspect showing the half glazed upvc door to the garden and window out to the side.



## LANDING





**BEDROOM 1 13'7" x 10'8" (4.16m x 3.27m)**

**Bright and spacious with fitted wardrobes offering ample storage. Carpeted, pendant lighting. Aluminium double glazed window with radiator beneath.**



**BEDROOM 2 13'0" x 10'5" (3.97m x 3.20m)**

**Aluminium double glazed bay window to front aspect. Carpeted, pendant lighting and double radiator beneath bay window.**





**BEDROOM 3 7'3" x 6'0" (2.23m x 1.83m)**  
**Double glazed aluminium framed window. Carpeted.**



**BATHROOM**  
**Frosted double glazed window, full sized panelled bath, pedestal wash hand basin. Separate WC**



**SEPARATE WC**



**REAR GARDEN**  
**A well maintained westerly facing, mature 50ft garden.**



**REAR GARDEN (pic 2)**





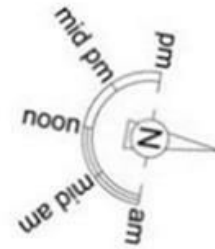
## REAR ELEVATION



**GARAGE 17'10" x 12'1" (5.44m x 3.70m)**

**Set to the side of the property, prepared with electricity. Perfect for storage or perfect to be converted to a study, ground floor bedroom or further reception room.**





# Curthwaite Gardens, Oakwood, EN2



**GARDEN**  
55'9" x 28'4"  
17.00m x 8.64m




**GROUND FLOOR**  
570 sq.ft. (53.0 sq.m.) approx.


**TOTAL FLOOR AREA : 966 sq.ft. (89.8 sq.m.) approx.**

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.  
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**1ST FLOOR**  
396 sq.ft. (36.8 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>46</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>79</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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