



**Bradford Road, Oakenshaw,**

**Offers Over £135,000**

**\*\* NO CHAIN \*\* MID TERRACE \*\* THREE BEDROOMS \*\* WELL PRESENTED \*\* ENCLOSED PATIO GARDEN \*\***

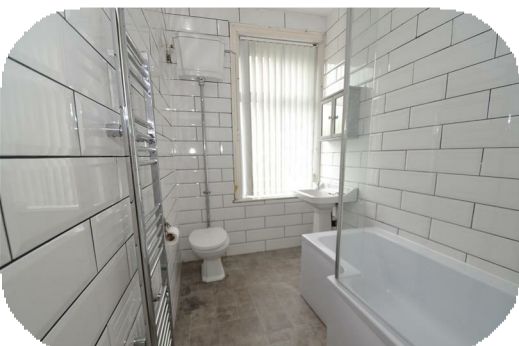
This three bedroom mid terrace property would make an ideal purchase for a number of buyers.

Well presented throughout and ideally located for Oakenshaw's amenities, Train Station & Motorway Links and Woodlands First School near by.

Benefits from a modern high gloss fitted kitchen and house bathroom.

The accommodation briefly comprises of a hallway, lounge, dining kitchen, cellar, two first floor bedrooms and a house bathroom. There is a further third overall attic bedroom to the second floor.

To the rear there is an enclosed patio garden.





This three bedroom mid terrace property would make an ideal purchase for a number of buyers. Well presented throughout and ideally located for Oakenshaw's amenities, Train Station & Motorway Links and Woodlands First School near by. Benefits from a modern high gloss fitted kitchen and house bathroom. The accommodation briefly comprises of a hallway, lounge, dining kitchen, cellar, two first floor bedrooms and a house bathroom. There is a further third overall attic bedroom to the second floor. To the rear there is an enclosed patio garden.

Reception Hall

Radiator and coving to ceiling.

Lounge

14'0" x 12'2" (4.27m" x 3.71m")

Feature fireplace, radiator and coving to ceiling and rows.

Kitchen

12'8" x 9'8" (3.86m" x 2.95m")

Modern high gloss fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor and radiator.

Cellar

Radiator.

First Floor Landing

Bedroom One

12'11" x 11'6" (3.94m" x 3.51m")

Built in wardrobes and radiator.

Bedroom Two

11'6" x 9'2" (3.51m" x 2.79m")

Feature fireplace and radiator.

Bathroom

Modern three piece suite comprising P-shaped bath, low flush wc, pedestal wash basin and radiator.

Attic Bedroom Three

14'8" x 16'2" max (4.47m" x 4.93m" max)

Radiator and velux window.

Exterior

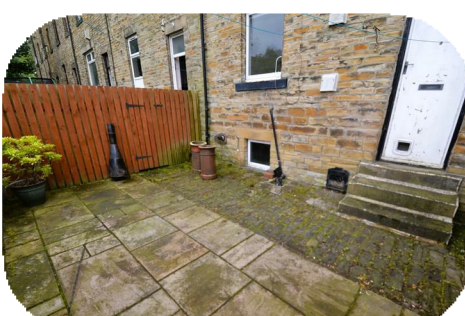
Enclosed patio to the rear.

Council Tax Band

A

Tenure

FREEHOLD.



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

