



**Oakleigh Road, Clayton,
Offers In The Region Of £160,000**

** MID TERRACE ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** GARDENS **
* IN NEED OF MODERNISATION * IDEAL PROJECT * CHARACTERFUL PROPERTY *

Located in the heart of Clayton which boasts amenities, shops and schools, is this spacious and characterful three bedroom mid terrace property.

Requires TLC and maintenance throughout and will be of particular interest to a DIY Enthusiast/Young Couple/Family.

Briefly comprises hallway, lounge, dining room, kitchen and cellar. To the first floor there are three bedrooms and a house bathroom. There is a further overall attic room to the second floor which has potential for a further fourth bedroom (subj to any relevant planning permission/regulations).

To the outside there are gardens to both front and rear.



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Entrance Hall

With radiator.

Lounge

16'7" x 12'11" (5.05m x 3.94m)

With gas fire in fireplace, radiator, bay window and coving to ceiling.



Dining Room

17'4" x 14'10" (5.28m x 4.52m)

With feature fireplace, radiator.

Cellar

Useful storage.

Kitchen

7'8" x 7'6" (2.34m x 2.29m)

With wall and base units incorporating stainless steel sink unit, plumbing for auto washer, cooker point.



First Floor

Bedroom One

11'4" x 11'8" (3.45m x 3.56m)

With radiator.

Bedroom Two

9'9" x 13'6" (2.97m x 4.11m)

With radiator.

Bedroom Three

13'6" x 7'5" (4.11m x 2.26m)

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator, useful storage.



Second Floor

Attic Space

17'4" x 14'2" max (5.28m x 4.32m max)

Could be converted to provide a fourth bedroom - subject to any relevant planning permissions/regulations.



Exterior

To the outside there is a lawned garden to the rear and a small garden to the front.

Directions

From our office on Queensbury High Street, head east on High St/A647 towards Gothic St, continue to follow A647 for 0.7 miles, turn left onto Baldwin Lane, after 0.7 miles at the roundabout take the 2nd exit onto Clayton Lane, turn right onto Oakleigh Terrace, left onto Oakleigh Rd and the property will shortly be seen displayed via our For Sale board.

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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

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