



55 Cartmel Crescent, Chadderton, Oldham, OL9 8DA

£120,000

- Three Bedroom Semi Detached
- uPVC Double Glazing
- Combi Gas Central Heating
- Open Plan Dining Kitchen
- French Doors to Rear Garden
- Garden with Canal Views
- Spacious Bathroom
- Good Size Bedrooms
- Driveway Parking
- Utility Room and Outbuilding

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**O'Connor
Bowden**

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PROPERTY DESCRIPTION:

Three bedroom semi detached offering spacious well planned accommodation and a generous size rear garden bordering onto the Rochdale Canal providing a very pleasant outlook.

The accommodation comprises of: Entrance hall, lounge with feature bay window, spacious dining kitchen with French doors from the dining area leading to the rear garden, ground floor WC, first floor landing, three good size bedrooms – the master with built in wardrobes, and an extended bathroom fitted with a 4 piece suite including a bath and shower cubicle. To the side of the property a covered area leads to brick storage sheds, one of which is plumbed for an automatic washing machine. The accommodation is attractively presented and enhanced by UPVC double glazed windows and doors and gas central heating via a combi boiler. The property is available with vacant possession on completion as the current Tenancy at £500.00 PCM has become periodic.

GROUND FLOOR ACCOMMODATION

Entrance Hall

uPVC entrance door. Spindle staircase to first floor accommodation. Door to Lounge. Door to Dining Kitchen. uPVC double glazed window to side. Central heating radiator.

Lounge 4.56m x 3.35m

Laminate flooring. uPVC double glazed bay window to front. Central heating radiator.

Dining Kitchen 5.65m x 3.06m

Fitted with a range of wall, drawer and base units, work surfaces and breakfast bar. Single drainer sink unit. Tiled splash back areas. Gas cooker point. Laminate flooring. Door to rear porch area. uPVC French doors to rear garden. Central heating radiator.

Rear Porch

Door to WC. uPVC door to side passageway to gardens and utility building.

Ground Floor WC 1.33m x 0.83m

Low level WC. Wall mounted combi gas central heating / hot water boiler.

First Floor Landing

Doors to bedrooms and bathroom. uPVC double glazed window to side.

Bedroom One 4.35m (Max) x 3.36m

Fitted wardrobes to one wall. uPVC double glazed window to front. Central heating radiator.

Bedroom Two 3.0m x 3.06m

uPVC double glazed window to rear. Central heating radiator.

Bedroom Three 2.73m x 2.47m

Laminate flooring. Central heating radiator. uPVC double glazed window to front.

Bathroom 3.55m x 1.71m

Fitted with a four piece suite comprising of: Panelled bath, shower enclosure, pedestal wash hand basin and low level WC. uPVC double glazed window to rear. Central heating radiator.

Exterior

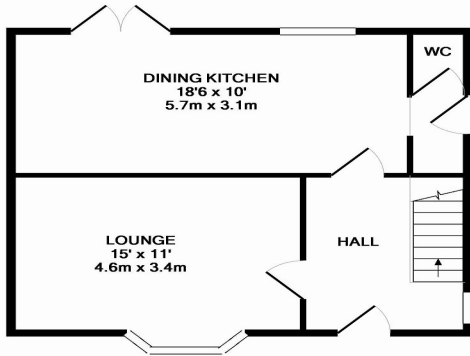
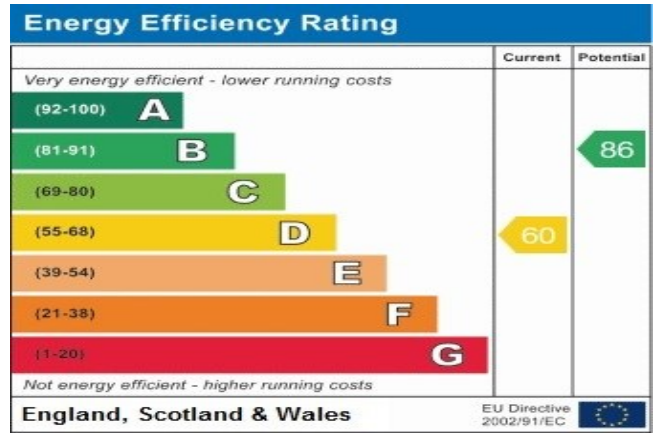
Drive

Driveway to the front of the property providing off road parking.

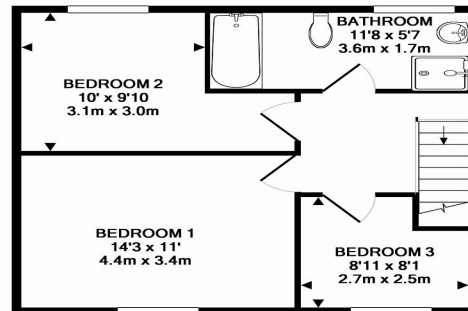
Rear Garden

Generous size rear garden with patio area and lawn bordering the Rochdale Canal.

GALLERY:



GROUND FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 492 SQ.FT.
(45.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 990 SQ.FT. (92.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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ADDITIONAL SERVICES:

Mortgage Information

The Mortgage Advice Bureau works with O'Connor Bowden to provide independent mortgage advice its clients. Advice is totally independent and will be specifically tailored to your needs and circumstances which could be for your first home, moving home, Investing in property or remortgaging.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Mortgage Advice Bureau is a trading name of Truly Independent Mortgage Experts Limited which is an appointed representative of the following companies which are authorised and regulated by the Financial Conduct Authority for advising on and arranging the following: Mortgage Advice Bureau Limited for mortgages. Mortgage Advice Bureau (Derby) Limited for insurance. Truly Independent Mortgage Experts Limited. Registered Office: Horley Green House, Horley Green Road, Halifax HX3 6AS. Registered in England Number: 08124266

Letting & Management

If you have or you are considering purchasing a property for rental and investment, please contact Stephen Bowden or Tracey Bowden for specialist letting and management advice.

O'Connor Bowden provides asset and tenancy management services to hundreds of landlords together with a range of investor based support services including; valuations, appraisals, disposal, acquisition and performance improvement plans.

Investment Property

O'Connor Bowden has sourced 1,000s of residential investment properties in Manchester and Cheshire. We have a worldwide network of clients we help to successfully grow, develop and maintain their property investment portfolios. Clients range from individual buy-to-let landlords with one property to large corporate investment companies. We source and sell property to order; individual buy to let property; investment portfolios, new development and off-plan investment deals.

DISCLAIMER:

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded

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Lumiere Building, 38 City Road East, Southern Gateway, Manchester, M15 4QL
Skyline Central 2, 10-12 Rochdale Road, Northern Quarter, Manchester, M4 4JR



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