



**63 Torwood Road, Chadderton, Oldham, OL9 0RA**

**£165,000**

MID TOWN HOUSE | TRAFFIC FREE POSITION | THREE BEDROOMS | NO CHAIN | IDEAL FIRST PURCHASE | VIEWING ADVISED | The house on Torwood Road comprises of hall, lounge, kitchen, three bedrooms, bathroom & WC and landing. The outside reveals garden areas to front and rear and a garage in a block closeby. Situated close to local shops, schols and public transport.

## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### LOUNGE

14'1 x 15'5 (4.29m x 4.70m)



#### SHOWER ROOM

5'5 x 6'1 (1.65m x 1.85m)



Shower cubicle, two piece white suite.

#### LANDING

#### EXTERNALLY

#### KITCHEN DINER

14'1 x 8'2 (4.29m x 2.49m)



Gardens to front and rear. Garage in a block.

Single drainer, stainless steel, sink unit. Gas hob, electric oven and grill. A range of wall and base units with worktops.

### FIRST FLOOR

#### BEDROOM ONE

8 x 13'10 (2.44m x 4.22m)

#### BEDROOM TWO

8 x 9'6 (2.44m x 2.90m)

#### BEDROOM THREE

5'6 x 9 (1.68m x 2.74m)

#### SERVICES -

All main services are installed.

#### IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

#### DISCLAIMER -

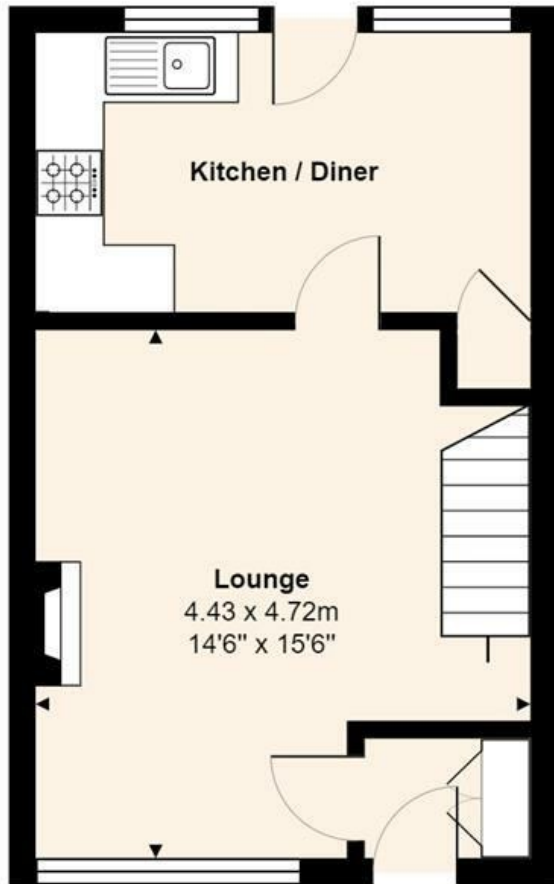
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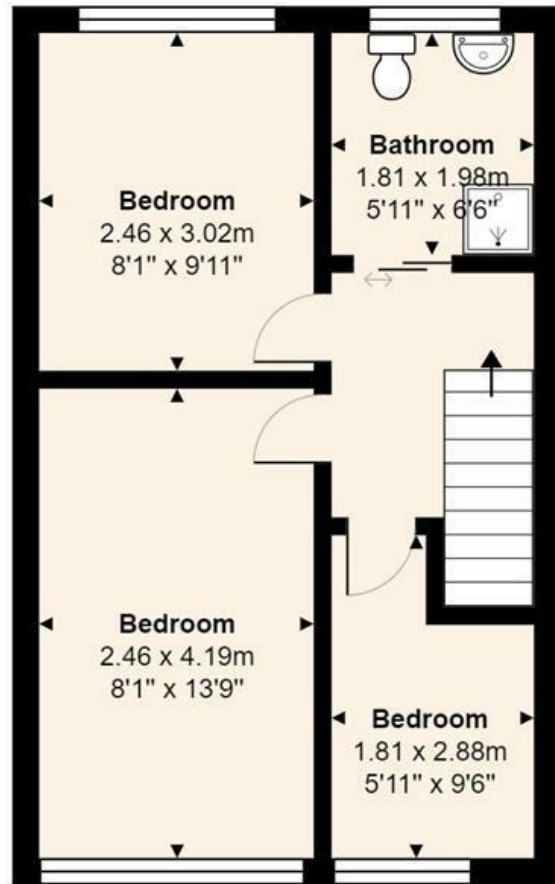




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Ground Floor



First Floor

Total Area: 65.3 m<sup>2</sup> ... 702 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	