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2 Oakdene Street, Moston



- SPACIOUS FOUR Bed Semi Detached Over Three Storeys
 - Gas Central Heated / uPVC Double Glazed
- Lounge And Dining Areas / Kitchen And Down-Stair W.C.
 - Three First Floor Bedrooms And Bathroom
- Fixed Staircase To The Fourth Bedroom On Second Floor
- Walled And Gated Front Garden / Garage / Rear Patio And Lawned Garden

£195,000

SPACIOUS FOUR Bed semi detached set over three storeys with garage to the side for storage and a good-sized rear lawned garden. Briefly comprising of gas central heating, uPVC double glazed windows, hallway, down-stair W.C, two reception areas and kitchen. The first floor affords three bedrooms and a bathroom. There is a fixed staircase leading to the second storey and a fourth bedroom with skylight window and storage in the eaves. Externally to the front is a walled and gated front garden with garage and side access to the rear which has a patio area and soil beds leading to the lawned garden with mature borders. Situated conveniently for local shops and facilities, transport links to the City Centre and easily accessible motorway links.

GROUND FLOOR

STORM PORCH

Tiled storm porch leading to...

HALLWAY

Hallway with laminated wooden flooring, radiator and staircase rising to the first floor.

W.C

Useful down-stair W.C with vanity wash-basin.

DINING AREA

4.17m x 3.96m (13'8" x 12'11")

Front aspect with bay window, coved ceiling, picture rail, carpet flooring and radiator. Open plan to the lounge area.



LOUNGE AREA

3.96m x 3.75m (12'11" x 12'3")

Rear aspect with chimney breast and open fire, coved ceiling, picture rail, T.V point, carpet flooring and radiator. Double doors lead to the rear garden.



KITCHEN

3.60m x 3.35m (11'9" x 10'11")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob with extractor above, built in double electric oven, automatic washing machine and dishwasher, laminated wooden flooring and external access.



FIRST FLOOR

BEDROOM 1

3.77m x 3.58m (12'4" x 11'8")

Rear aspect with built in wardrobe, coved ceiling, picture rail, carpet flooring and radiator.



BATHROOM

Three-piece bathroom comprising of bath with shower above, low-level W.C, vanity wash-basin, tiled walls, vinyl flooring and radiator.

SECOND FLOOR

BEDROOM 4

3.58m x 2.87m (11'8" x 9'4")

Rear aspect with carpet flooring and radiator.

OUTSIDE

Externally to the front is a walled and gated front garden with garage and side access to the rear which has a patio area and soil beds leading to the lawned garden with mature borders.

BEDROOM 2

3.77m x 3.58m (12'4" x 11'8")

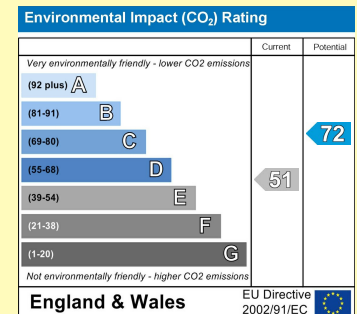
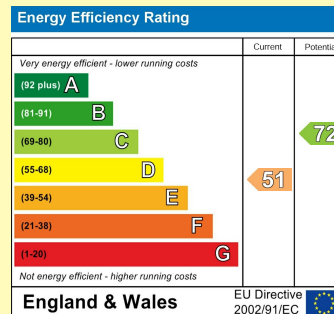
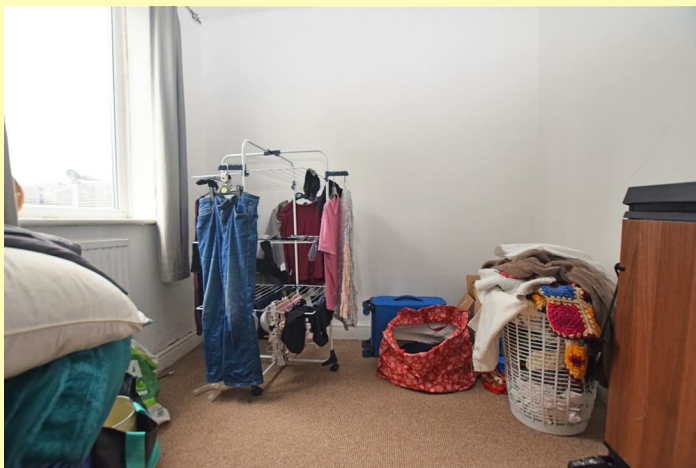
Front aspect with coved ceiling, picture rail, carpet flooring and radiator,



BEDROOM 3

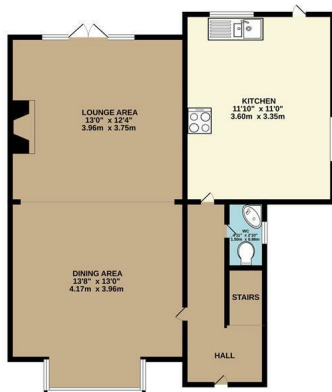
3.35m x 2.43m (10'11" x 7'11")

Rear aspect with carpet flooring and radiator.



PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



2ND FLOOR
181 sq.ft. (16.8 sq.m.) approx.



FOUR BED SEMI DETACHED

TOTAL FLOOR AREA: 1272 sq.ft. (118.2 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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