
Clarke & Co are pleased to present this two-bedroom, semi-detached property on the popular Firwood Park Development. Ideally located, the property is close to local amenities, including schools, shops, and transport links.

The accommodation briefly comprises an entrance hall, lounge, kitchen, and conservatory on the ground floor. On the first floor, there are two bedrooms and a newly installed shower room. The property further benefits from gas central heating and double glazing. Externally, there is a front garden and driveway, as well as a block-paved patio and lawned garden to the rear.

This property would make an ideal first home or a great investment opportunity.



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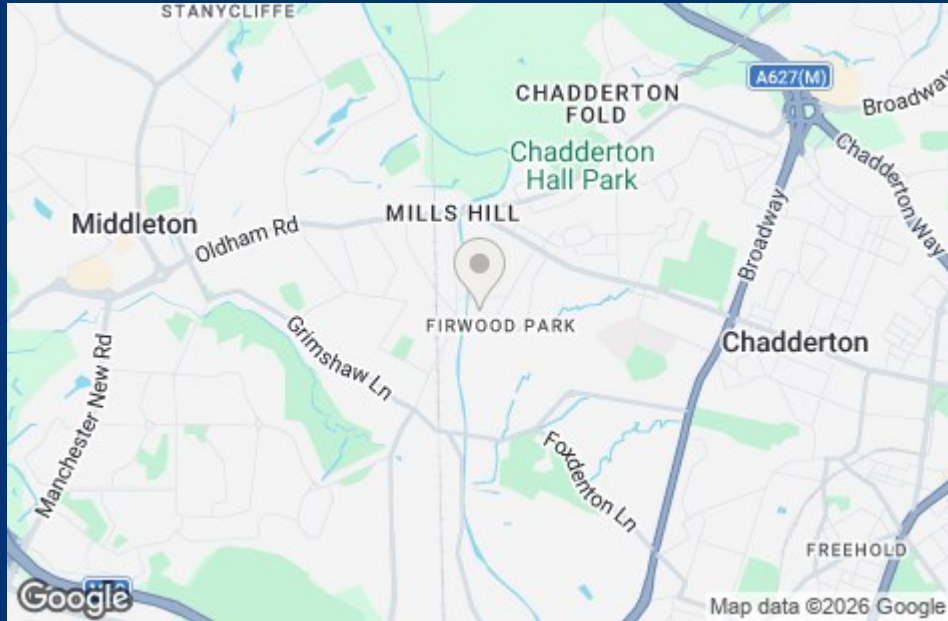
the property professionals

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SPRUCEWOOD, CHADDERTON, OLDHAM, OL9 9UA









Accommodation and Amenities

Entrance Hallway

Entrance hall with radiator.

Lounge

Rear facing patio doors to conservatory. Electric fireplace, radiator and laminate flooring. Stairs off to first floor landing.

Kitchen

Front facing upvc double glazed window. Range of fitted wall and base units with worktops and one and a half bowl stainless steel sink unit. Inset eye level single oven, four ring hob and extractor fan. Integrated newly fitted under counter fridge and freezer. Spot Lighting.

Conservatory

Half brick and upvc construction, French doors to rear, radiator and laminate flooring.

Stairs to First Floor Landing

Stairs off lounge to first floor landing

Bedroom One

Rear facing upvc double glazed window and radiator.

Bedroom Two

Front facing upvc double glazed window and radiator.

Shower Suite

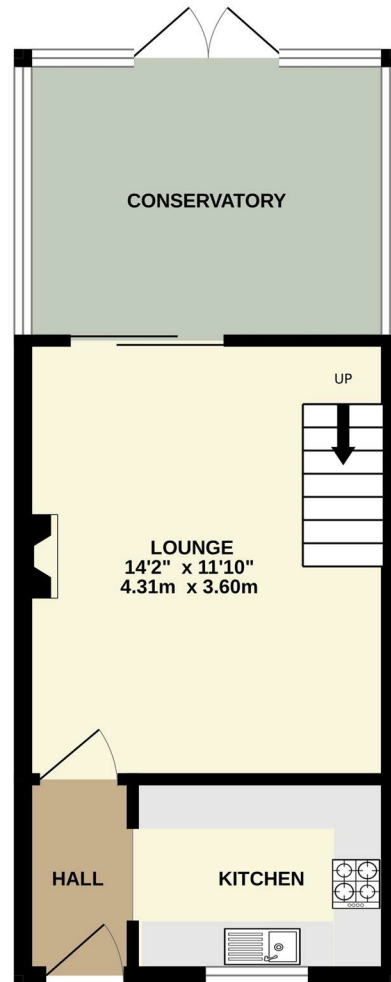
Front facing double glazed window. Newly installed shower suite in white with wc, wash hand basin set to white gloss vanity unit, rectangular walk in shower. Towel rail and spot lighting. Upvc panelling to walls.

Externally

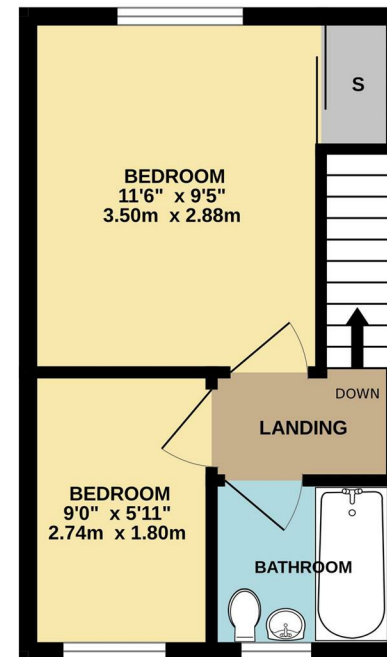
Front garden with pattern concrete and rear garden with block paved patio and lawn.



GROUND FLOOR



1ST FLOOR



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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Terms

PRICE: £195,000

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