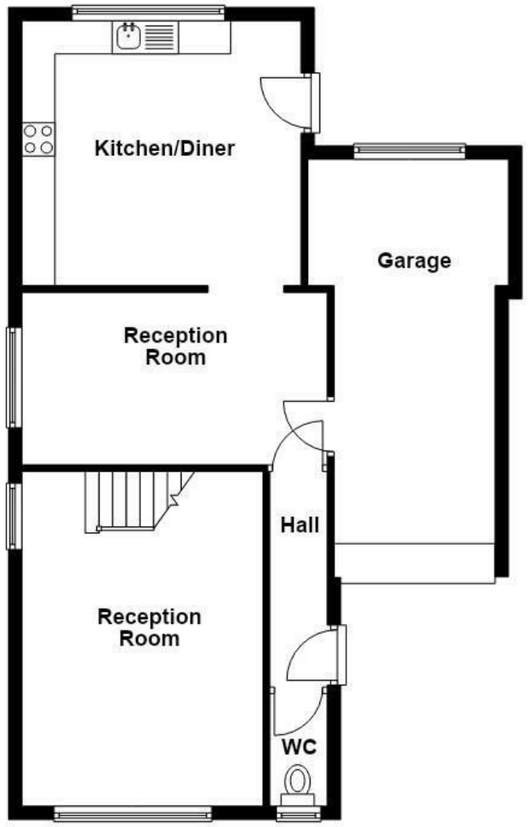
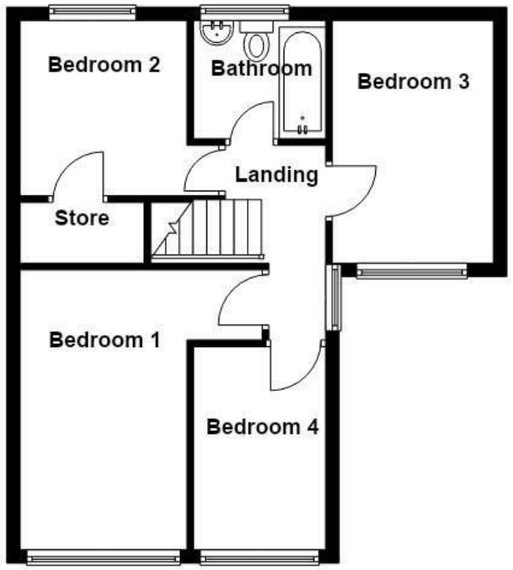
Keenans

Ground Floor



First Floor









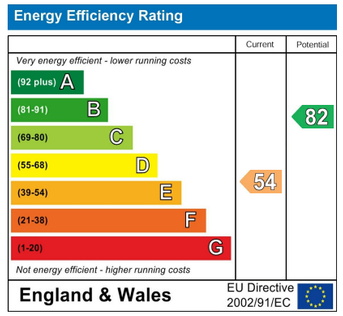


Baytree Avenue, Oldham, OL9 0NH

Offers Over £400,000

AN OUTSTANDING DETACHED FAMILY HOME WHICH HAS BEEN FULLY UPDATED

Nestled on the sought-after Baytree Avenue in Chadderton, Oldham, Situated on the highly sought-after area. This impressive four-bedroom detached home offers spacious, modern living throughout. Extending to approximately 1,087 sq ft, the property has been thoughtfully updated and immaculately maintained, with neutral décor providing a stylish and versatile finish.
Upon entering, you are welcomed by a spacious and well-planned interior, with two generous reception rooms offering excellent flexibility for both family living and entertaining.
At the heart of the home is the large kitchen diner, providing a superb social space for everyday family life, dining and entertaining. The property benefits from four well-proportioned bedrooms, offering plenty of accommodation for a growing family, guests or those requiring additional home-working space.
Further benefits include an integral garage, providing valuable storage and secure parking. The property is offered with no onward chain, making it an attractive option for buyers looking for a straightforward move.
Baytree Avenue is ideally positioned for access to a wide range of local amenities, bus routes and well-regarded schools. Excellent transport links are also close by, with nearby railway stations providing convenient connections towards Manchester, while major motorway networks are easily accessible for commuters travelling further afield.
Presented in excellent condition throughout, the home offers a fantastic blank canvas for the new owner to move straight in while adding their own personal style.
Some photographs have been artificially staged using AI to illustrate the potential layout and appearance of the property.
For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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www.keenans-estateagents.co.uk

Baytree Avenue, Oldham, OL9 0NH

Offers Over £400,000

4 1 2 E

- An Enviable Detached Property
- No Chain Delay
- Off Road Parking
- Tenure - Leasehold
- Four Bedrooms
- Sought After Area
- EPC Rating - E
- Fully Renovated
- Perfect Family Home
- Council Tax Band - D

Ground Floor

Entrance
Composite double glazed frosted door to the hallway.

Hallway
10'8 x 2'10 (3.25m x 0.86m)

Central heating radiator, meter cupboard, wood effect laminate flooring, oak doors to two reception rooms and WC.

WC
5'7 x 2'10 (1.70m x 0.86m)

UPVC double glazed frosted window, heated towel rail, a dual flush WC with vanity top wash basin and mixer tap, PVC panelled elevations, spotlights, PVC panelled elevations to the ceiling, wood effect laminate flooring.

Reception Room One
16'10 x 11'11 (5.13m x 3.63m)

Two UPVC double glazed windows, three central heating radiators, wood effect laminate flooring, staircase to the first floor.

Reception Room Two
15'3 x 8'6 (4.65m x 2.59m)

UPVC double glazed window, central heating radiator, two feature wall lights, wood effect laminate flooring, open arch to the kitchen diner, composite door to the garage.

Kitchen Diner
13'10 x 13'1 (4.22m x 3.99m)

UPVC double glazed window, central heating radiator, a range of matte wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for an American style fridge freezer, plumbing for a washing machine and dryer, wood effect laminate flooring, composite door to the rear.

Garage
20 x 9'11 (6.10m x 3.02m)

Two UPVC double glazed windows, power, lighting, Main combination boiler, up and over garage door.

First Floor

Landing
9'7 x 5'5 (2.92m x 1.65m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring, oak doors to four bedrooms and a bathroom.

Bedroom One
13'10 x 12 (4.22m x 3.66m)

UPVC double glazed window, central heating radiator, loft access, wood effect laminate flooring.

Bedroom Two
9'10 x 8'9 (3.00m x 2.67m)

UPVC double glazed window, central heating radiator, over staircase storage cupboard, wood effect laminate flooring.

Bedroom Three
11'7 x 7'10 (3.35m'2.13m x 2.13m'3.05m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring.

Bedroom Four
10 x 6'6 (3.05m x 1.98m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring.

Bathroom
6'3 x 5'10 (1.91m x 1.78m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a vanity top wash basin with mixer tap, dual flush WC, panelled bath with a direct feed shower and mixer tap, PVC panelled elevations, PVC panelling to the ceiling, spotlights, extractor fan, LED mirror, wood effect laminate flooring.

External

Rear
Enclosed garden with paving, bedding, laid to lawn areas.

Front
Bedded areas, stone chipping, mature shrubbery and off road parking with access to the garage.










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