



## 10 Chatsworth Close Oldham, OL2 8EB

Perfect for the growing family or those working from home. This 3 bedroom semi detached modern family home is located on a private cul de sac in Shaw and is ideally placed for the local Ofsted Good /Outstanding schools. Internally this property comprises; Entrance porch, lounge/diner which opens out to the garden, and the fitted kitchen. To the first floor are the 3 bedrooms; two with fitted wardrobes, and the beautiful modern bathroom. There are gardens front and rear, a large driveway and a garage which has been converted to the rear to become a home office or den.

**3 bedrooms**

**Home office**

**Gardens front and rear**

**Driveway**

**Modern fitted kitchen**

**Modern fitted bathroom**

**FREEHOLD**

**Lounge / diner**

**Offers in Excess of £239,950**

# 10 Chatsworth Close

## Oldham, OL2 8EB

Offers in Excess of £239,950

### Lounge/Diner 22' 1" x 14' 6" (6.72m x 4.42m)

Open plan lounge diner with storage cupboard and French doors leading out to the garden.

### Kitchen 7' 7" x 10' 0" (2.31m x 3.06m)

Kitchen fitted with a range of cupboards, wall units and work surfaces. Single bowl stainless steel sink and drainer. Plumbed for automatic washing machine and space for tumble dryer. Integrated double oven, hob, extractor fan. Oak veneer glazed door.

### Bedroom 1 11' 7" x 10' 3" (3.54m x 3.12m)

To the front elevation. Built in wardrobes and overhead bridge unit.

### Bedroom 2 9' 8" x 10' 4" (2.95m x 3.15m)

To the rear elevation. Storage cupboard housing the combi boiler.

### Bedroom 3 8' 6" x 7' 1" (2.58m x 2.16m)

To the front elevation. Built in storage cupboard.

### Bathroom 6' 11" x 6' 11" (2.10m x 2.11m)

Modern three piece bathroom suite comprising; P shaped panel bath with shower above and glass screen, vanity wash hand basin, low level W/C. Built in storage unit. Wall mounted and LED lit mirror. Tiled walls.

### Home office

The rear of the garage has been converted to create an insulated home office/ games room /den. The front of the garage remains available for storage with an up and over garage door.

### Tenure

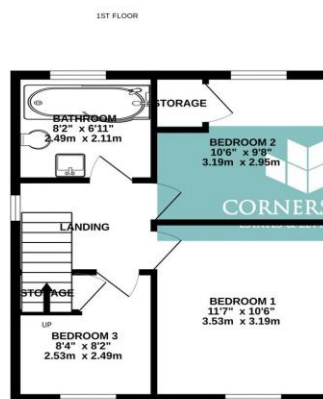
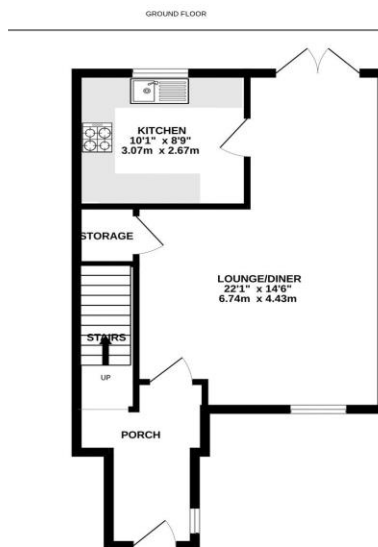
We are advised this is freehold but confirmation should be sought from your solicitor

### Council Tax

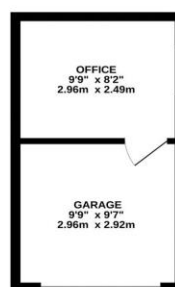
Band B

### Rear Garden

Rear garden laid to lawn with a paved patio by the house and a decked area to the bottom. The driveway extends to the garage.



DETACHED HOME OFFICE/  
GARAGE



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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