



## 5 Leslie Avenue, Chadderton, Oldham, Lancashire, OL9 7HF

Offers Over £215,000

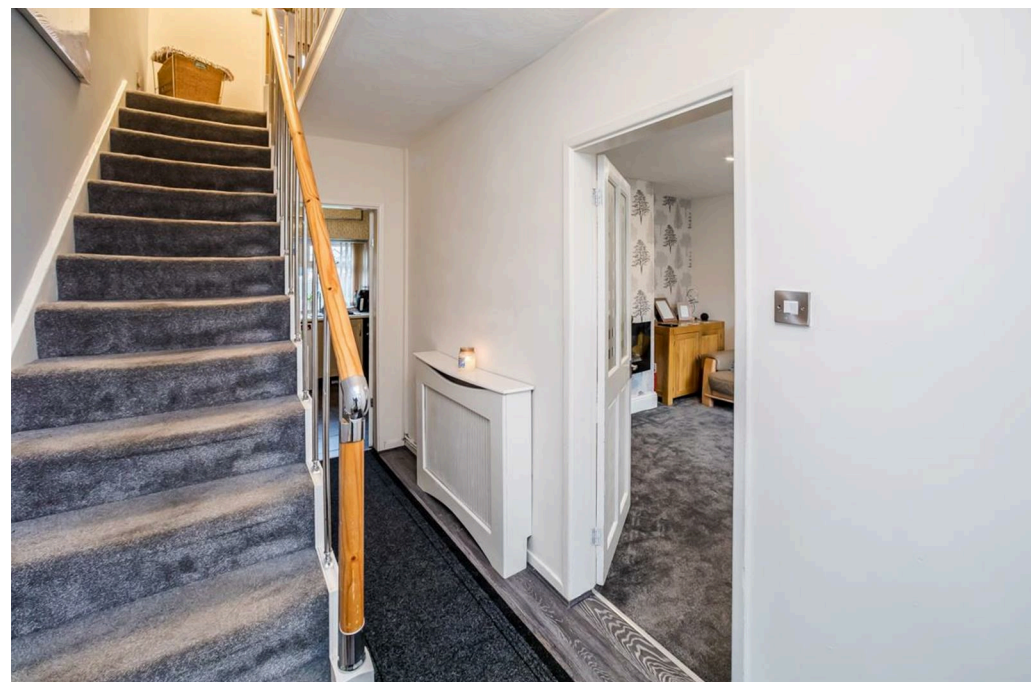
- 3 Bedrooms
- Driveway
- Additional Attic Room
- Ready to move in
- Conservatory

# 5 Leslie Avenue, Oldham OL9 7HF

Reloc8 bring to market this deceptively large family home. Close to local travel links and motorway access, it is ideal for both the family and commuter. With 3 bedrooms and an additional attic room, this large family home, is ready to move in to. Don't delay call Reloc8 today. Phone lines open 7 days a week, 8am - 8pm!



Council Tax Band: A



Leslie Avenue located ideally for local schools, traffic and commuter links is the ideal home for any family. With three bedrooms and an additional attic room, this home is deceptively large and must be viewed.

### Entrance

A composite front door leads in to the entrance hallway with laminate flooring. Doors lead to the lounge and kitchen. There are two handy under stairs storage cupboards and stairs lead to the first floor.

### Lounge

12'8" x 12'7"

The lounge which is carpeted with modern grey carpet comes with radiator and UPVC window providing views to the front of the property.

### Kitchen/Diner

19'1" x 9'2"

This large kitchen/diner has tiled flooring, floor and wall mounted units and comes with a gas hob, electric oven and stainless steel extractor. A UPVC window provides views to the rear of the property and UPVC double doors lead to the conservatory.

### Conservatory

9'10" x 8'10"

The conservatory gives a first taste of the deceptive size of this how. With tiled floor matching the kitchen, the room includes a radiator and ceiling fan, making the room usable throughout the year.

### Landing

Carpeted stairs with modern banister lead to the landing area with doors to all three bedrooms and the bathroom.

### Bedroom One

12'6" x 11'10"

The master bedroom is carpeted with the benefit of large built in wardrobes. There is a radiator and a UPVC window provides views to the front of the property.

### Bedroom Two

12'6" x 11'6"

Another double bedroom that comes with laminate flooring, radiator and UPVC window providing views to the rear.

### Bathroom

Tiled floor to ceiling the bathroom includes, full white suite with bath, including shower overhead, sink and toilet. There is a heated chrome towel rail and spot lighting.

### Bedroom Three

9'1" x 7'10"

This single bedroom is carpeted and has a UPVC window providing views to the front of the property. Stairs lead to the converted attic room.

### Attic Room

19'0" x 10'3"

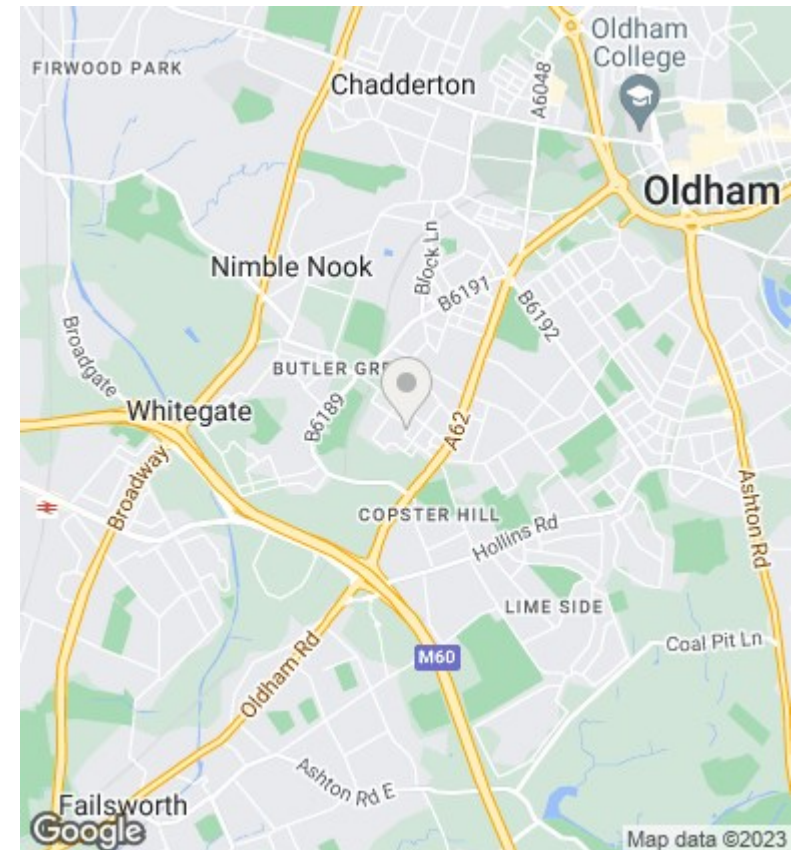
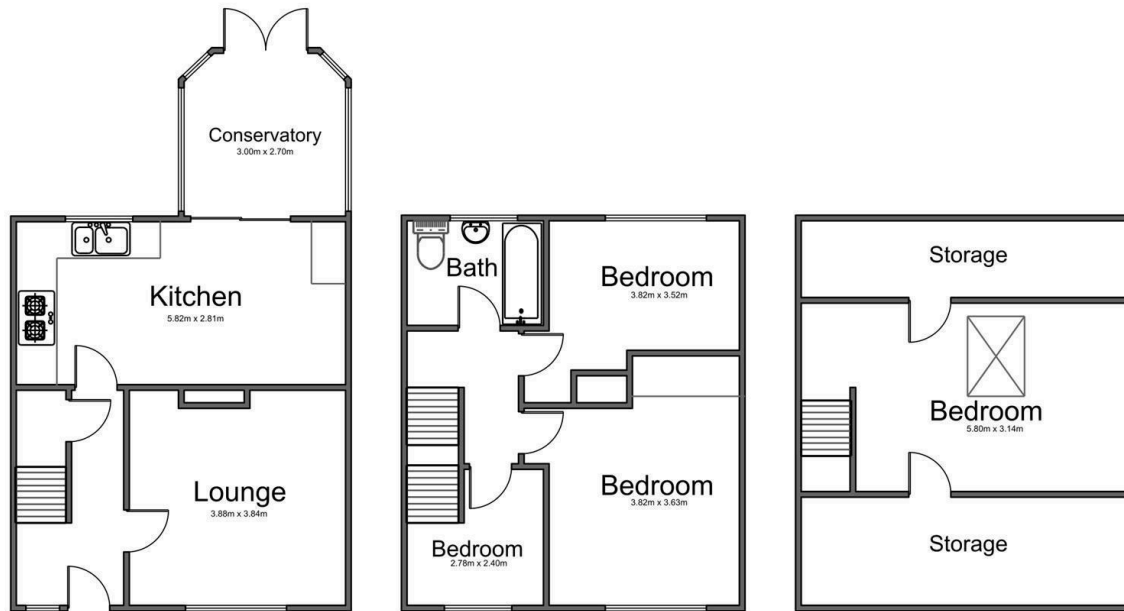
This large converted attic space is carpeted and includes two radiators. There is a Velux window and a further UPVC window on the gable end. The eaves house handy storage areas.

### External

Externally there is a large front garden with gated driveway suitable for up to 3 cars. To the rear there is again a large garden area, with separate astro turf, patio and decked areas. There is the added benefit of a large brick outhouse/shed.







### Viewings

Viewings by arrangement only. Call 01617111150 to make an appointment.

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