

ALISTAIR STEVENS

CHADDERTON



Offers in Excess of £499,950

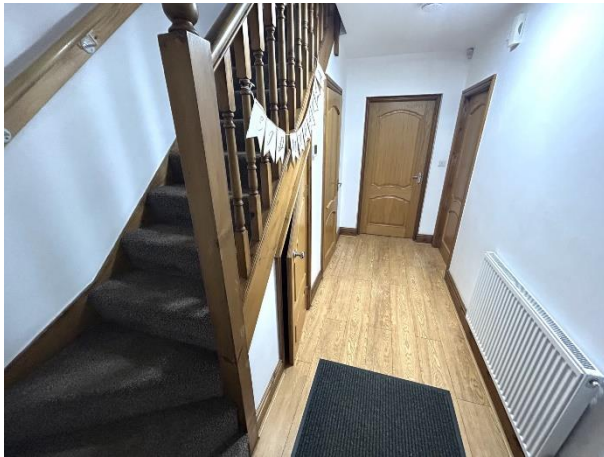
51 Langham Road, Oldham, OL8 1AX

- Extended End Terrace Property
- Five Double Bedrooms (Master With En Suite)
- Two Large Receptions
- Kitchen
- Modern Family Bathroom & Downstairs WC
- Off Road Parking For Multiple Cars
- Low Maintenance Rear Garden
- Popular & Sought After Location
- Constructed in 2010
- Viewings Are Highly Recommended

Constructed in 2010 and situated in a popular and convenient area of Oldham is this well presented, extended, large five bedroom end terraced property which offers excellent size family living accommodation in the form of entrance porch, entrance hall, two reception rooms, kitchen, downstairs WC, modern family bathroom and five double bedrooms (master and fourth bedrooms with en suites). Externally to the front of the property is a low maintenance block paved garden with low boundary walls and gated side access whilst to the rear is a low maintenance garden enclosed by boundary fencing. The property is ideally located for excellent local schools (including Hulme Grammar) and amenities, public transport links and is just short drive from Oldham centre and the North West motorway network. This property benefits from gas fired central heating and double glazing throughout and in order to fully appreciate the size and quality on offer, a viewing is strongly recommended.

ENTRANCE PORCH: Of Brick with double glazed entrance door and side windows, tiled flooring, storage cupboard and inner double glazed entrance door leading to entrance hall.

ENTRANCE HALL: Via double glazed entrance door leading into hallway with laminate flooring, stairs to first floor, under stairs storage cupboard and access to downstairs WC.



DOWNSTAIRS WC: With sink and WC, tiled walls and floor, extractor fan, heated chrome towel rail with small window to the side.



FIRST RECEPTION ROOM: Front reception room with feature gas fire and surround, laminate flooring, radiator and double glazed bay window to front elevation.



SECOND RECEPTION ROOM: Large reception with laminate flooring, two radiators and two double glazed windows to rear and side.



KITCHEN: Fitted with a range of wall and base units, work surfaces with integrated units including fridge freezer and washing machine, stainless steel sink unit with mixer tap, space for range cooker with extractor hood above, sunken spotlights, tiled flooring, radiator, double glazed window to the rear and double glazed door leading to the rear.



FIRST FLOOR:

LANDING: Double glazed window to the side.



MASTER BEDROOM: Large master bedroom with radiator, built in under stairs storage, ample bedroom furniture, double glazed window to the front and access to en suite.



EN-SUITE: With shower cubicle with overhead shower, sink, and WC, tiled walls and floor, heated chrome towel rail, extractor fan and double window to front elevation.



BEDROOM TWO: Second double bedroom with built in furniture and storage spaces, carpet, radiator and double glazed window to the rear.



BEDROOM THREE: Third double bedroom with radiator, carpet and double glazed window to the rear.

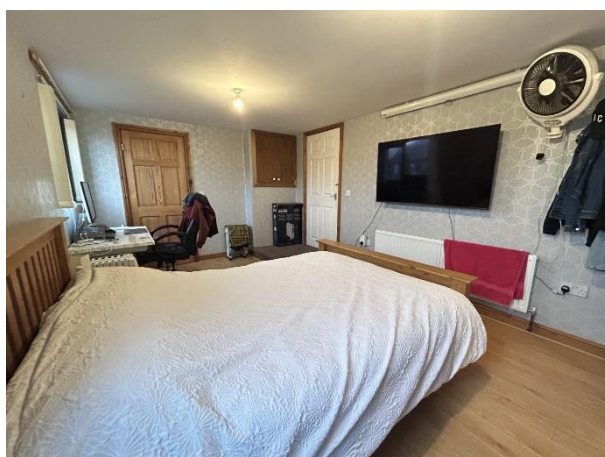


FAMILY BATHROOM: Modern three piece suite with bath with overhead shower, sink and WC, tiled walls and floor, spotlights, extractor fan, heated chrome towel rail and double glazed window to the side.



SECOND FLOOR:

BEDROOM FOUR: Excellent sized fourth double bedroom with laminate flooring, built in storage cupboard, bedroom furniture, radiator and two double glazed windows to the rear.



EN-SUITE: with sink, WC and extractor fan.



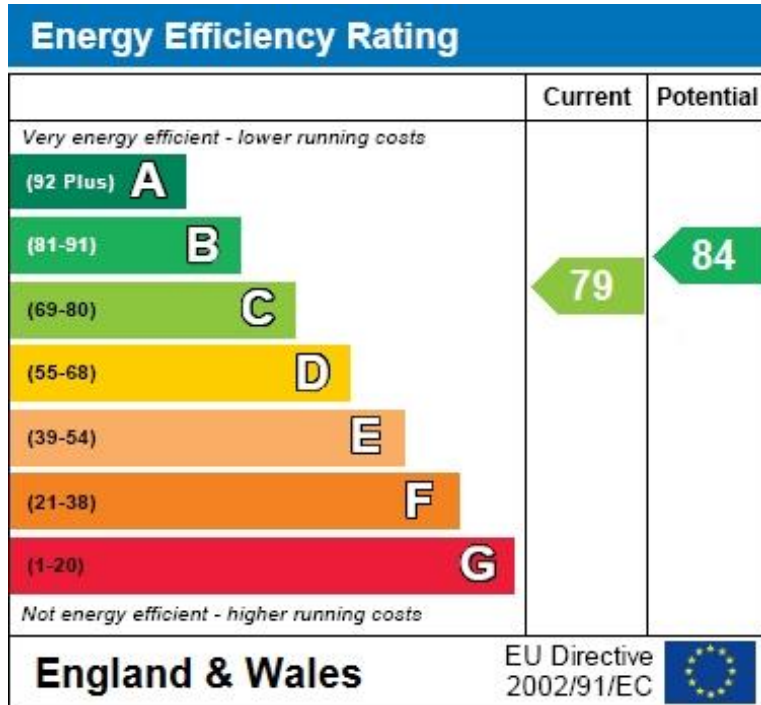
BEDROOM FIVE: Fifth double bedroom with ample built in storage to the eaves, radiator and two double glazed Velux windows. Although this room does have limited height it benefits from an extensive level of storage space.



Floor Plan - To be added.



Energy Performance Certificate



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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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Please contact the office before viewing the property.