Asking Price Of £369,950

48 Cragg Road, Chadderton, Oldham, OL1 2RZ

- Beautifully Presented
- Sought After Location
- Two Double Bedrooms
- Modern Dining Kitchen
- Office Space
- Modern Family Bathroom
- Indian Stone Patio Area
- Parking for Several Cars
- Long Range Views
- Viewing Highly Recommended

Situated in the extremely desirable and sought after location of Healds Green with open countryside on your doorstep yet within easy reach of local schools and amenities, Chadderton Hall Park and ideal for the Northwest motorway network, is this beautifully presented extended two bedroom semi-detached property. Internal accommodation briefly comprises of entrance hall, open plan kitchen/dining room, lounge, two double bedrooms and family bathroom. Planning permission was granted in 2017 for the provision of a third bedroom with en-suite in the loft space should this be required. Externally to the front of the property is an Indian stone patio area and small lawned garden with beautiful open aspects beyond, whilst to the rear of the property is a paved and slate parking area providing off-road parking for several cars. This property requires viewing to be fully appreciated.

Internal accommodation

Entrance Hall/Office: 7' 3" x 15' 1" Via wooden double doors with wooden flooring, radiator, built in storage cupboard and wooden door leading to front garden.

Open to Dining / Kitchen: 13' 9" x 14' 5" With wooden flooring throughout.

Kitchen Area: With a range of wall and base units, integrated oven and microwave, five ring gas hob with extractor hood above, spotlights to ceiling and inset sink unit with mixer tap.

<u>Dining Area:</u> With radiator, spotlights to ceiling, stairs leading to first floor and a wooden sash bay window.

<u>Lounge:</u> 13' 9" x 14' 5" With wooden flooring, feature fireplace with log burner, radiator and UPVC double glazed window to front elevation.

<u>Landing:</u> With radiator and loft access hatch.

<u>Bedroom One:</u> 13' 9" x 12' 10" A front double bedroom with feature fireplace, radiator and UPVC double glazed sash window.

Bedroom Two: 7' 10" x 11' 2" A rear double bedroom with fitted single bed, dressing table and bedside cabinets, built in wardrobes, spotlights to ceiling, radiator, built in shelves and UPVC double glazed sash window.

Bathroom: Modern bathroom comprising of bath with overhead shower, sink and WC, tiled flooring, towel radiator, UPVC ceiling with spotlights and UPVC double glazed sash window.
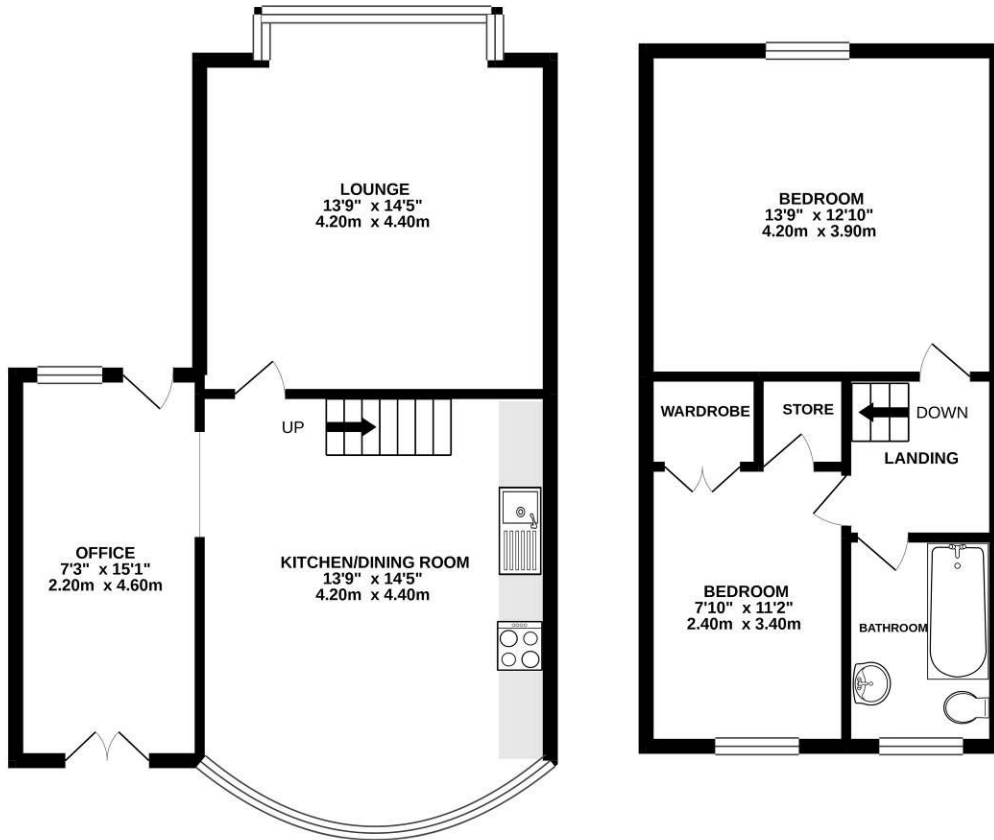

Externally to the front of the property is an Indian stone patio area and small lawned garden with beautiful open aspects beyond, whilst to the rear of the property is a paved and slate parking area providing off-road parking for several cars.

Floorplan

GROUND FLOOR

1ST FLOOR

LOUNGE
13'9" x 14'5"
4.20m x 4.40m

BEDROOM
13'9" x 12'10"
4.20m x 3.90m

UP

OFFICE
7'3" x 15'1"
2.20m x 4.60m

KITCHEN/DINING ROOM
13'9" x 14'5"
4.20m x 4.40m

WARDROBE

STORE

DOWN

LANDING

BEDROOM
7'10" x 11'2"
2.40m x 3.40m

BATHROOM

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.
Made with Metropix ©2021

EPC

	Current	Potential
Very energy efficient - lower running costs		

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

69

82

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC

Address:
519 Middleton Road
Chadderton
OL9 9SH

Tel: 0161 626 0333
Email: sales@aschadderton.com