

ALISTAIR STEVENS

CHADDERTON



Price £385,000

51 Healds Green, Oldham, OL1 2SP

- Charming Detached Property
- Three Bedrooms
- Lounge
- Kitchen Diner
- Family Bathroom
- Low Maintenance Flagged Garden
- Gated Side Access
- Driveway Providing Off Road Parking
- Close To The Open Countryside
- Viewing Highly Recommended

*****NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION***** This bespoke and charming original three bed roomed detached property is situated in the prestigious Healds Green area of North Chadderton and within a semi-rural location within beautiful surrounding and walking distance of the open countryside, excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. This unique property offers original character and good family living accommodation. Internal accommodation briefly comprises of entrance hall, lounge, diner kitchen, three double bedrooms and family bathroom. Externally to the front of the property is a small lawned garden area and driveway providing off road parking, whilst to the rear of the property is a low maintenance patio garden with gated side access and external water tap and garden shed included. The property further benefits from UPVC double glazing and gas central heating. A viewing of the property is highly recommended to fully appreciate what is on offer.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a UPVC double glazed entrance door with built in meter cupboard and radiator.



LOUNGE: With feature fireplace and surround, radiator and UPVC double glazed bay window.



KITCHEN DINER: LVT flooring throughout.

KITCHEN AREA: Range of wall and base units, integrated oven with four ring gas hob and extractor hood above, composite sink unit with mixer tap and UPVC double glazed window.



DINING AREA: With radiator, UPVC double glazed window and UPVC double glazed sliding doors leading to rear garden.



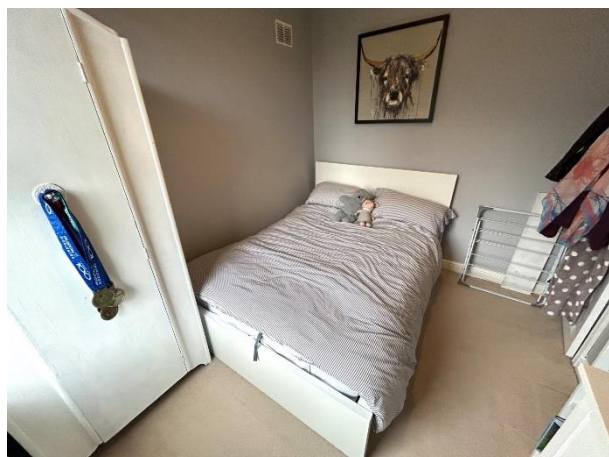
BEDROOM ONE: Front double bedroom with radiator and UPVC double glazed window.



BEDROOM TWO: Rear double bedroom with radiator, UPVC double glazed window and loft access hatch to fully boarded loft, completed in 2019.



BEDROOM THREE: Double bedroom with radiator and UPVC double glazed window.



BATHROOM: Modern bathroom comprising of bath, shower cubicle, sink and WC, tiled splashback, towel radiator and UPVC double glazed window.

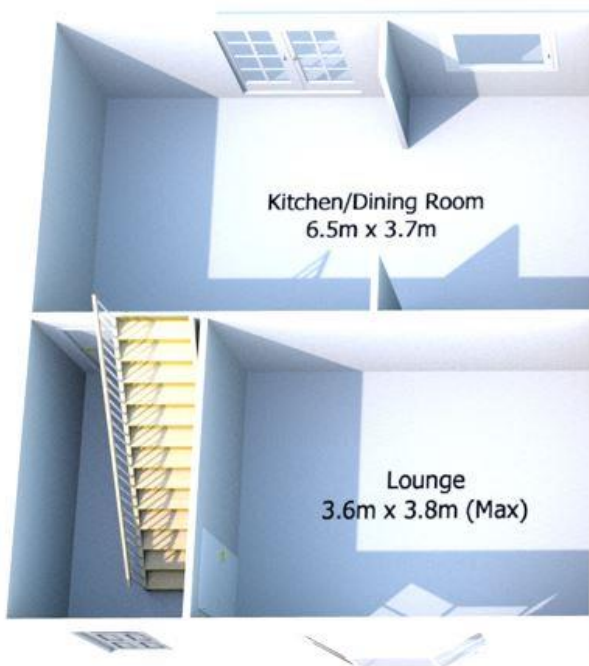


OUTSIDE: Externally to the front of the property is a small lawned garden area and driveway providing off road parking, whilst to the rear of the property is a low maintenance patio garden with gated side access and external water tap and garden shed included.

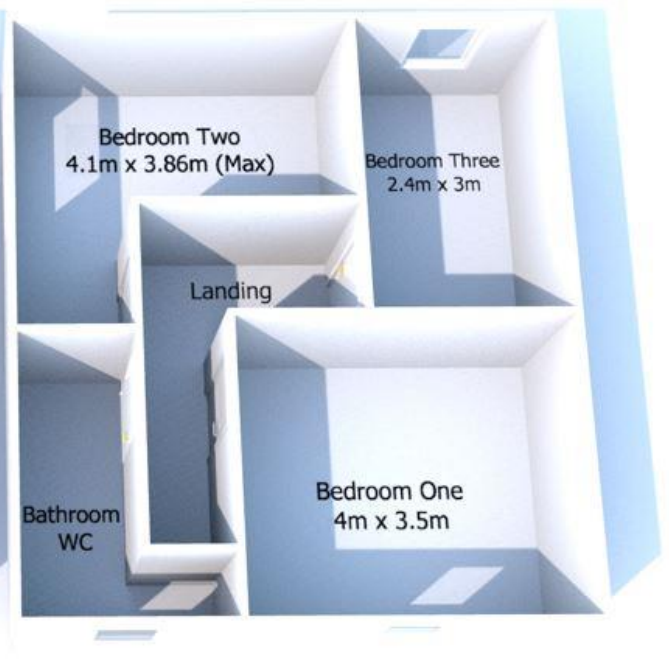


Floor Plan

Ground Floor



First Floor



Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Address:
519 Middleton Road
Chadderton
OL9 9SH

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

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.