

# ALISTAIR STEVENS

## CHADDERTON



Offers Over £170,000

1014 Middleton Road, Oldham, OL9 9RZ

- NO CHAIN
- Mid Terrace Property
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen
- Family Bathroom
- Enclosed Rear Yard
- Detached Garage
- Popular Residential Area
- Viewing Highly Recommended



**\*\*\*NO CHAIN AND THEREFORE VACANT POSSESSION\*\*\*** This well presented two double bed roomed mid terrace property is situated in a popular residential area of Chadderton within easy access of the town centre, Chadderton park, excellent local schools and amenities, public transport links including Mills Hill train station and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining room, kitchen, two bedrooms and family bathroom. Externally to the front of the property is a small forecourt garden, whilst to the rear of the property is an enclosed paved yard with detached garage and gated rear access. The property further benefits from UPVC double glazing and gas central heating. Viewing of the property is highly recommended.

#### INTERNAL ACCOMMODATION:

**ENTRANCE HALL:** Via a UPVC double glazed entrance door with radiator and understairs storage cupboard.



**LOUNGE:** With three radiators and UPVC double glazed window.



**DINING ROOM:** With wall mounted gas fire (currently for decoration only), radiator and UPVC double glazed window.



**KITCHEN:** A range of wall and base units, electric oven point, stainless steel sink unit, UPVC double glazed window and door leading to rear yard.





**LANDING:** Loft access hatch.

**BEDROOM ONE:** Excellent size front double bedroom with built in wardrobes, radiator and two UPVC double glazed windows.



**BEDROOM TWO:** Generous second bedroom with built in wardrobes and drawers, radiator and UPVC double glazed window.





**BATHROOM:** Comprising of bath with overhead electric shower, sink and WC, radiator, UPVC ceiling and UPVC double glazed window.

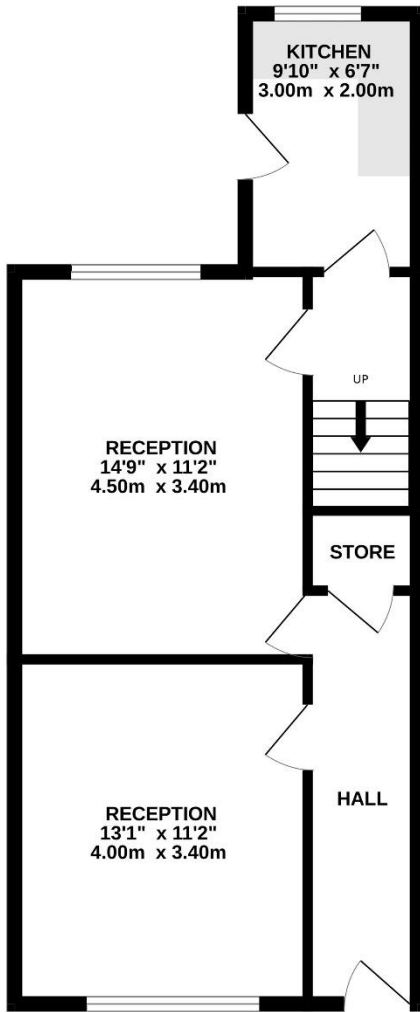


**OUTSIDE:** Externally to the front of the property is a small forecourt garden, whilst to the rear of the property is an enclosed paved yard with detached garage and gated rear access.

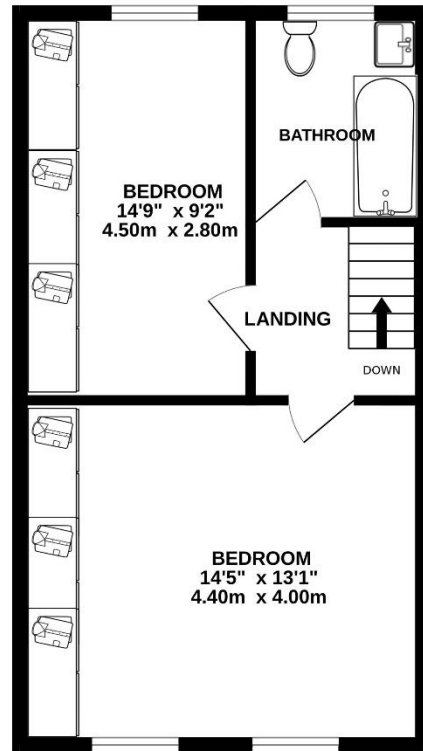


# Floor Plan

GROUND FLOOR



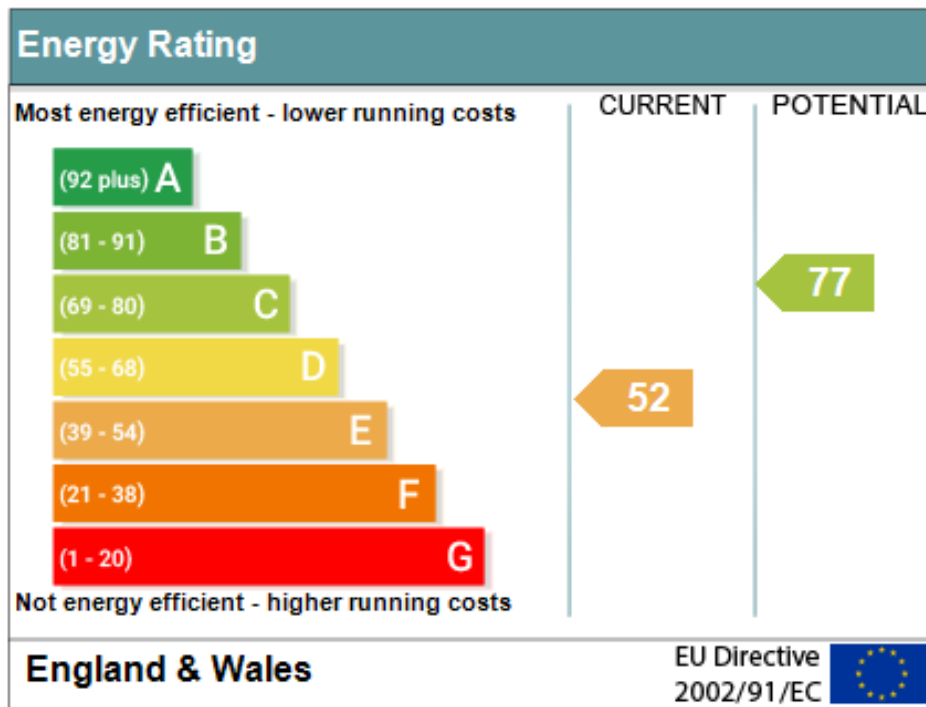
1ST FLOOR



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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# Energy Performance Certificate

Address: 1014 Middleton Road, Chadderton, OLDHAM, OL9 9RZ  
RRN: 9100-7194-0522-2423-3843



Address:  
519 Middleton Road  
Chadderton  
OL9 9SH

Tel: 0161 626 0333  
Email: [sales@schadderton.com](mailto:sales@schadderton.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.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.