

ALISTAIR STEVENS

CHADDERTON



Price £225,000

75 Chadderton Park Road, Oldham, OL9 0PQ

- Recently Modernised
- Semi Detached Property
- Two Double Bedrooms
- Lounge
- Modern Kitchen Diner
- Rear Lean To
- Modern Family Bathroom
- Good Size Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Viewing Highly Recommended

This recently modernised two double bed roomed semi detached property offers deceptively spacious living accommodation and is situated in a popular residential area of Chadderton within walking distance of excellent local schools and amenities, Chadderton park, 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, modern kitchen diner, rear lean to, two double bedrooms and modern family bathroom. Externally to the front of the property is a small low maintenance garden and driveway providing off road parking, whilst to the rear of the property is a good size enclosed rear garden area with gated side access. This property has previously had planning permission granted for a double storey extension to both the side and rear, however this will need to be reapplied for. 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 wooden flooring, radiator and stairs leading to the first floor.

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KITCHEN DINER: Modern range of wall and base units, integrated oven with four ring halogen hob and extractor hood above, stainless steel sink unit with mixer tap, integrated microwave, fridge freezer, dishwasher and washing machine, built in wine rack, two UPVC double glazed windows and UPVC door



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BEDROOM TWO: Rear double bedroom with built in wardrobes and drawers, radiator and UPVC



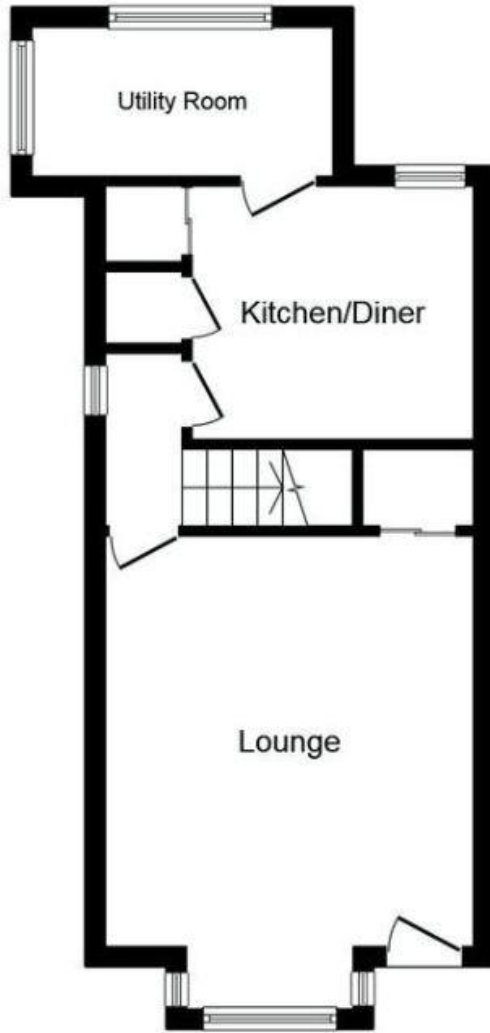
BATHROOM: Modern bathroom comprising of bath with wall mounted shower, sink and WC, radiator and



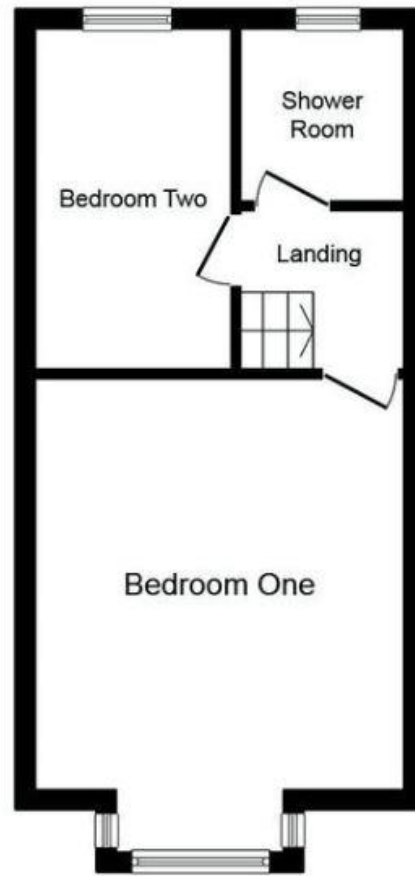
OUTSIDE: Externally to the front of the property is a small low maintenance garden and driveway providing off road parking, whilst to the rear of the property is a good size enclosed rear garden area with



Floor Plan

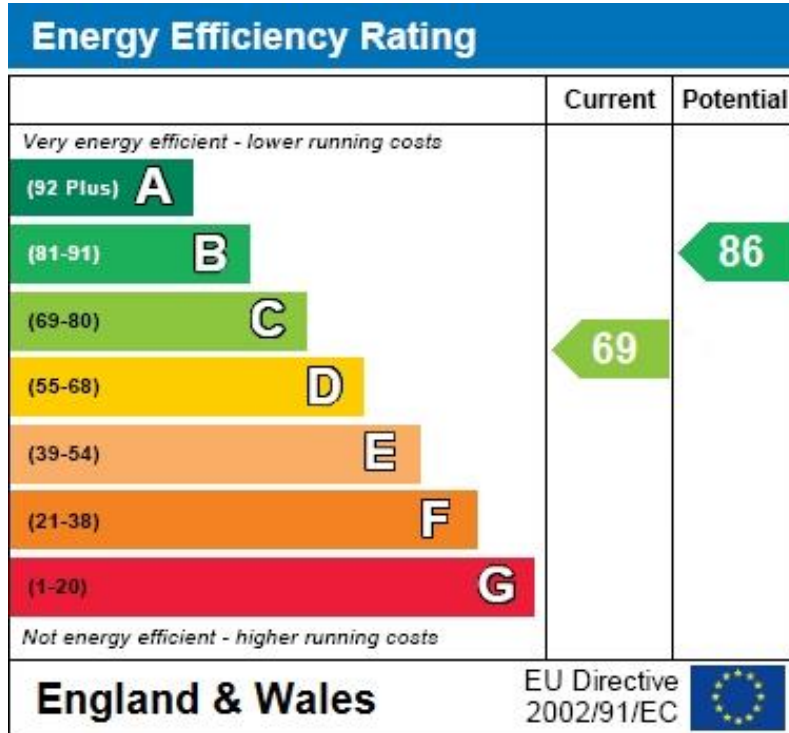


Ground Floor



First Floor

Energy Performance Certificate



Address:
519 Middleton Road
Chadderton
OL9 9SH

Tel: 0161 626 0333
Email: 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.