

# ALISTAIR STEVENS

CHADDERTON



Offers Over £200,000

263 Roundthorn Road, Oldham, OL4 5LJ

- NO CHAIN
- Mid Cottage
- Two Double Bedrooms
- Two Reception Rooms
- Utility Room/Workshop
- Family Bathroom
- Paved Rear Garden Area
- Substantial Rear Plot Of Land
- Potential For Further Development
- Viewing Highly Recommended

**\*\*\*NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION\*\*\*** Situated on a substantial plot with potential for development to the rear of the property is this double fronted, two double bed roomed, 18<sup>th</sup> century mid cottage which is located in a popular residential area of Oldham within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. The property retains many of its original features and provides a cosy cottage feel throughout. Internal accommodation briefly comprises of lounge, kitchen, utility room/ work shop, second sitting room, two double bedrooms and family bathroom. Externally to the front of the property is a small forecourt garden area, whilst to the rear of the property is a paved garden area with gated access to a substantial rear plot of land which is accessed via a double wooden gate and houses a large tandem garage and double workshop/second garage. This could offer potential for further development subject to obtaining all relevant planning permission. The property further benefits from UPVC double glazing and gas central heating, viewing of the property is highly recommended to fully appreciate the property on offer and the plot size available.

#### INTERNAL ACCOMMODATION:

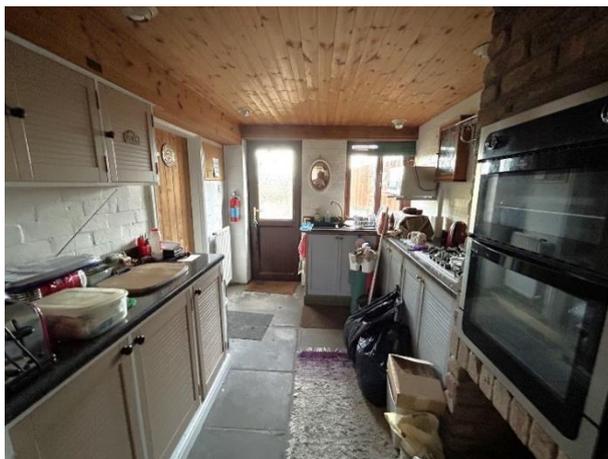
**LOUNGE:** With feature fireplace, built in cupboards, two radiators, two wooden double-glazed windows and one stain glass window.



**SECOND SITTING/DINING ROOM:** Via a wooden entrance door with wooden flooring, built in storage cupboards, wooden double-glazed window and spiral staircase leading to the first floor.



**KITCHEN:** Range of wall and base units, integrated double oven, five ring gas hob, one and a half bowl composite sink unit with mixer tap, spotlights to ceiling, door leading to utility room and UPVC door leading to rear garden.



**UTILITY ROOM/WORKSHOP:** With Belfast sink and two wooden double glazed windows.

**LANDING:** Loft access hatch and velux window.



**BEDROOM ONE:** Substantial double bedroom with two radiators, original exposed beams and two wooden double glazed windows.



**BEDROOM TWO:** Front double bedroom with radiator and wooden double glazed window.



**BATHROOM:** Comprising of bath with overhead shower, sink and WC, radiator and velux window.

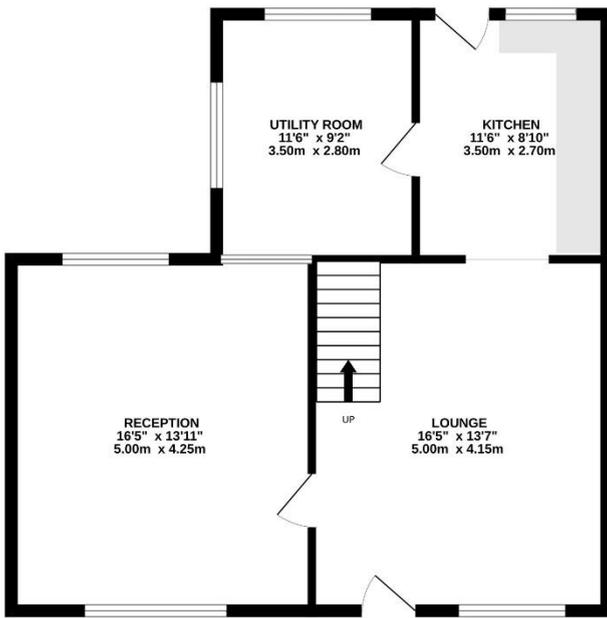


OUTSIDE: Externally to the front of the property is a small forecourt garden area, whilst to the rear of the property is a paved garden area with gated access to a substantial rear plot of land which is accessed via a double wooden gate and houses a large tandem garage and double workshop/second garage.

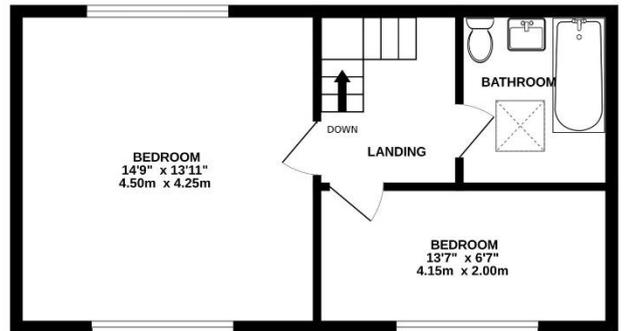


# Floor Plan

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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.