

ALISTAIR STEVENS

CHADDERTON



Offers Over £250,000

Frederick Street, Oldham

- Mid-Terraced Property
- Three Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bathroom
- Generously Sized Rear Garden
- Detached Garage
- Popular Residential Area
- Viewings Are Highly Recommended

This three bedroomed mid terraced property offers generous size living accommodation and is situated within the popular area of Oldham, within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom. Externally to the front of the property is a garden area, whilst to the rear of the property is a paved patio area with lawn garden beyond and a detached rear garage. The property further benefits from UPVC double glazing, gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL :

Via a wooden entrance door with laminate flooring, radiator, under stairs storage and stairs leading to first floor



LOUNGE :

With laminate flooring, two radiators and UPVC double glazed bay window



DINING ROOM :

With laminate flooring, radiator wall mounted electric fire, access to a cellar which runs part length of the property and UPVC double glazed window



KITCHEN :

Modern range of wall and base units, integrated double oven, four ring gas hob and extractor above, plumbed for washing machine, stainless steel sink unit with mixer taps, radiator, UPVC double glazed doors leading to garden



LANDING :

Loft access hatch

BEDROOM 1 :

Front double bedroom with radiator and UPVC double glazed window



BEDROOM 2 :

Rear double bedroom with built in wardrobe and cupboard, radiator and UPVC double glazed window



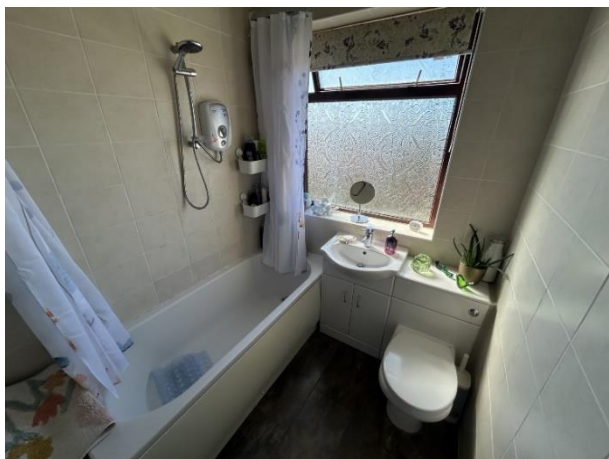
BEDROOM 3 :

Front single bedroom with built in cupboards, radiator and UPVC double glazed window



BATHROOM :

Comprising of bath with overhead shower, vanity sink unit and WC, towel radiator, inbuilt storage cupboard UPVC ceiling with inset spotlights and UPVC double glazed window



OUTSIDE :

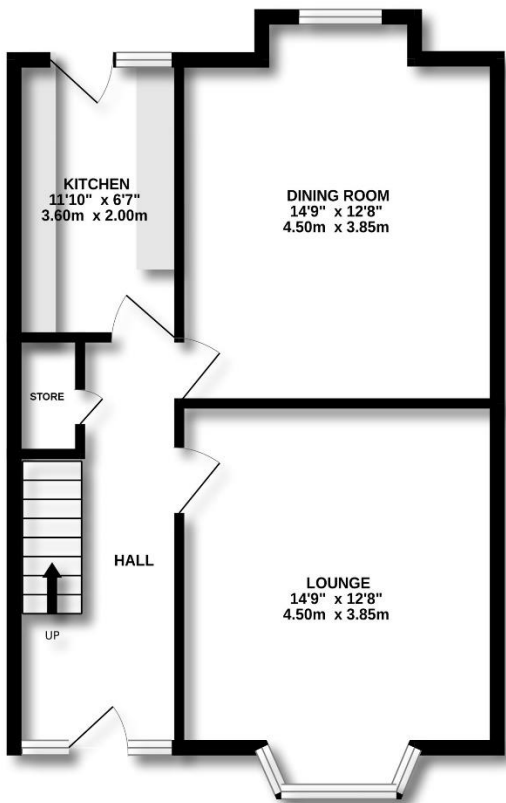
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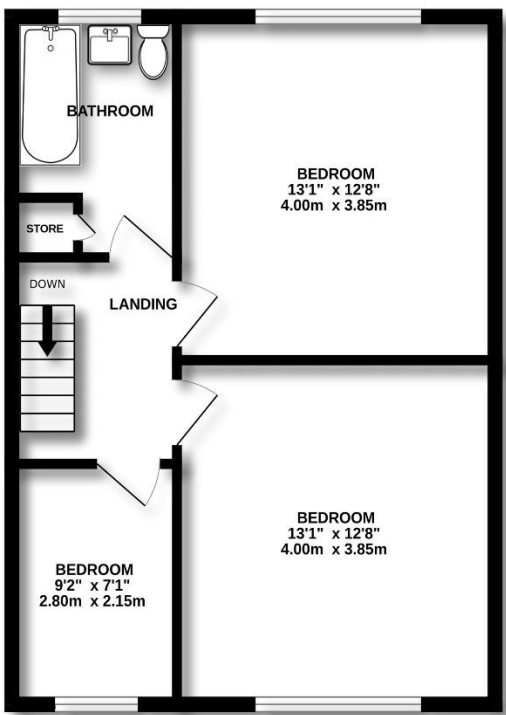


Floor Plan

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		86 B
69-80	C	70 C	
55-68	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.

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.