

# ALISTAIR STEVENS

## CHADDERTON



Price £200,000

49 Selkirk Road, Oldham

- Semi-Detached Property
- Three Bedrooms
- Modern Fitted Dining Kitchen
- Conservatory
- Modern Family Bathroom
- Low Maintenance Garden
- Driveway Providing Off-Road Parking
- Benefits from UPVC/GCH
- Popular Residential Area
- Viewings Are Highly Recommended

This stunning three bedroomed, semi-detached property offers turn key accommodation which can only be fully appreciated by inspection, and is situated within a popular residential area of Chadderton 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 porch, entrance hall, lounge, modern fully fitted dining kitchen, conservatory with an insulated roof and inset spotlights, three bedrooms all with fitted wardrobes and a modern family bathroom. Externally to the front of the property is a block-paved driveway providing ample off-road parking, whilst to the rear of the property is a paved patio area with flower borders, composite garden shed and gated side access. The property further benefits from UPVC double glazing and gas central heating.

#### INTERNAL ACCOMMODATION :

ENTRANCE PORCH : Via a UPVC double glazed entrance door.

ENTRANCE HALL : Via a UPVC entrance door with radiator and stairs leading to first floor.

LOUNGE : Feature fireplace and surround, radiator and UPVC double glazed window to front elevation.



DINING KITCHEN : Laminate flooring throughout, modern range of wall and base units, integrated oven with four ring gas hob with extractor hood above, stainless steel sink unit with mixer tap, plumbed for washing machine, radiator, spotlights to ceiling, UPVC double glazed window and UPVC double glazed doors leading to conservatory.





CONSERVATORY : Brick and UPVC construction with tiled flooring, velux window, spotlights to ceiling and UPVC double glazed french doors leading to rear garden.



LANDING : With loft access hatch and built in storage cupboard.



BEDROOM 1 : Rear double bedroom with fitted wardrobes, radiator, spotlights to ceiling and UPVC double glazed window.



**BEDROOM 2 :** Front double bedroom with fitted wardrobes, radiator, spotlights to ceiling and UPVC double glazed window.



**BEDROOM 3 :** Front single bedroom with fitted wardrobes, radiator and UPVC double glazed window.



**BATHROOM :** Comprising of modern suite with bath with overhead rainshower, vanity sink unit and WC , tiled walls, laminate flooring, UPVC ceiling with inset spotlights and UPVC double glazed window.



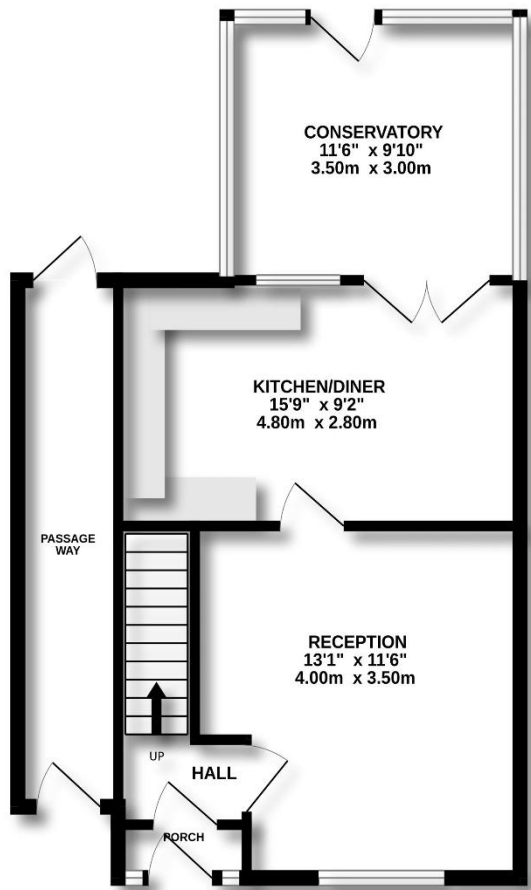


OUTSIDE : Externally to the front of the property is a block-paved driveway providing ample off-road parking whilst to the rear of the property is a paved patio area with flower borders, composite garden shed and gated side access.

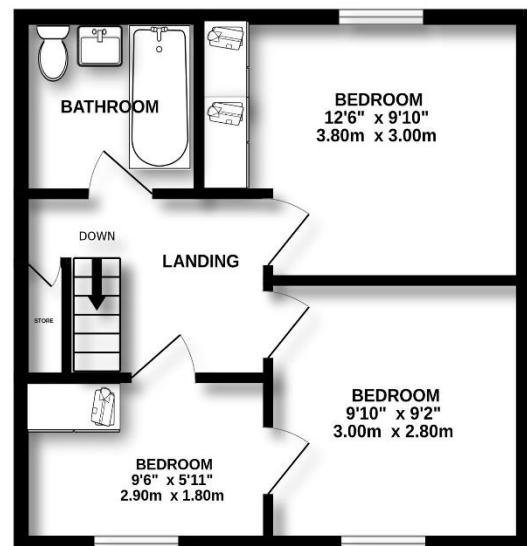


# Floor Plan

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.