



Price £170,000

36 Denton Lane, Oldham, OL9 8PU

- IDEAL FOR FTB/INVESTORS
- Mid Terrace Property
- Two Bedrooms
- Two Separate Reception Rooms
- Kitchen
- Family Bathroom
- Enclosed Rear Yard
- Deceptively Spacious
- Popular Residential Area
- Viewing Highly Recommended

This deceptively spacious two bedroomed, mid terrace property would be ideal for first time buyers or property investors. The property further benefits from two separate reception rooms and is situated in 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 comprising of entrance porch, lounge, dining room, kitchen, two double bedrooms and bathroom. Externally to the rear of the property is an enclosed yard with 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 PORCH : Via a UPVC composite door and wooden door leading to lounge.

LOUNGE : With a feature fireplace and surround, radiator, UPVC double glazed window to front elevation, stairs leading to first floor and wooden French doors leading to sitting room.



SITTING/DINING ROOM : Feature fireplace and surround, radiator, wooden door leading to kitchen and UPVC double glazed French doors leading to rear garden.



KITCHEN : Modern range of wall and base units, integrated oven and microwave, five ring gas hob with extractor hood above, stainless steel sink unit with mixer tap, plumbed for washing machine, inset spotlights and UPVC double glazed window to both the side and rear.



LANDING :



BEDROOM ONE : Front double bedroom, with fitted wardrobes, radiator, loft access hatch and UPVC double glazed window.



BEDROOM TWO : Good size second bedroom with fitted wardrobes and cupboards, radiator and UPVC double glazed window to the rear.



BATHROOM : Comprising of sink and WC, bath with mixer tap, shower cubicle, tiled walls, radiator and UPVC double glazed window.



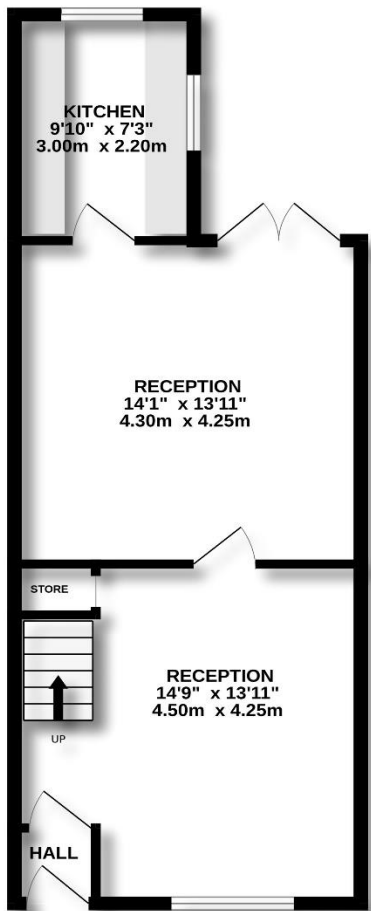
OUTSIDE : Externally to the rear of the property is an enclosed yard with flowers and shrubs and gated rear access.



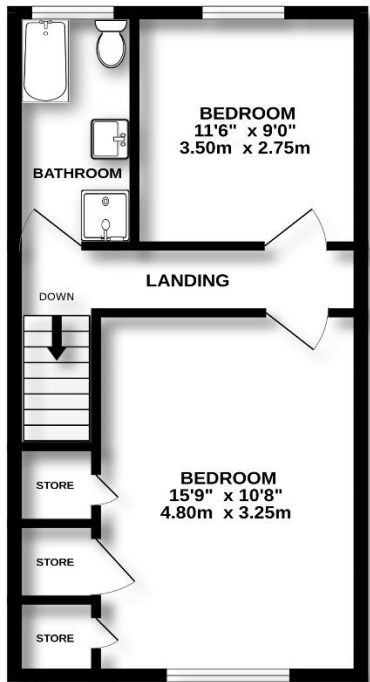


Floor Plan

GROUND FLOOR



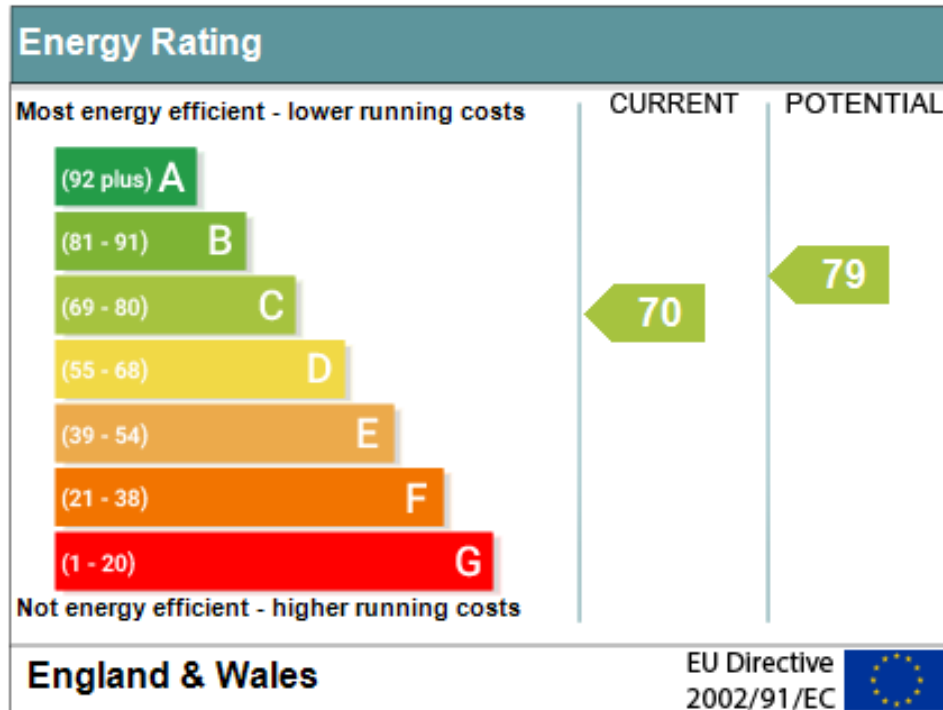
1ST FLOOR



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: 36 Denton Lane, Chadderton, OLDHAM, OL9 8PU
RRN: 7690-0195-0922-0573-3053



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.

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Please contact the office before viewing the property.