



Price £220,000

35 Queens Road, Chadderton, Oldham, OL9 9HR

- NO CHAIN
- Extended Mid Terrace Property
- Three Double Bedrooms
- Open Plan Lounge/Dining Room
- Good Size Kitchen
- Utility Room
- Family Bathroom
- Enclosed Rear Garden
- Popular Residential Area
- Viewing Highly Recommended

***** NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION***** This well presented three bedroomed, extended mid terrace property 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. The internal accommodation briefly comprises of entrance hall, dining room with opening to lounge, kitchen, utility, three double bedrooms and family bathroom. Externally to the front of the property is a small, forecourt garden, whilst to the rear is a private enclosed low maintenance garden with paved patio, Astroturf lawn and boundary fencing with gated rear access. The property further benefits from gas central heating, UPVC double glazing throughout and would be ideal for a growing family. In order to fully appreciate the space and quality on offer a viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a UPVC double glazed entrance door, stairs leading to first floor.

DINING ROOM: With radiator and UPVC double glazed bay window to front elevation and opening to lounge.



LOUNGE: Feature fireplace and surround, radiator and UPVC double glazed sliding doors to rear.



KITCHEN: Range of wall and base units, integrated oven with four ring electric hob, composite sink unit with mixer tap, plumbed for washing machine, laminate flooring, spotlights to ceiling, under stairs storage cupboard and UPVC double glazed window to rear.



UTILITY: With two UPVC double glazed windows and wooden door leading to rear garden.



FIRST FLOOR:

LANDING: Loft access hatch with loft ladders leading to a fully boarded loft and storage cupboard.



BEDROOM ONE: Front double bedroom with fitted wardrobes, cupboards and drawers, radiator and UPVC double glazed window.



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



BEDROOM THREE: Rear bedroom with fitted wardrobes, cupboards and drawers with radiator and UPVC double glazed window.



FAMILY BATHROOM: Comprising of bath with overhead shower, sink and WC, tiled walls, storage cupboard, radiator and UPVC double glazed window.

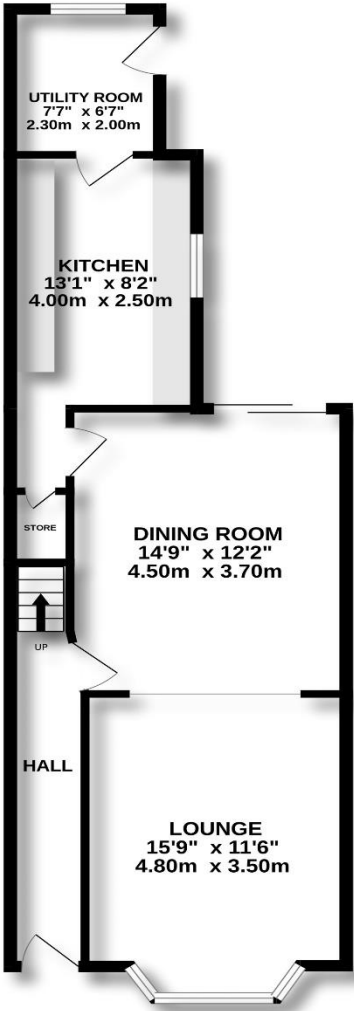


OUTSIDE: Externally to the front of the property is a small, forecourt garden, whilst to the rear is a private enclosed low maintenance garden with paved patio, Astroturf lawn all enclosed by boundary fencing and gated rear access.

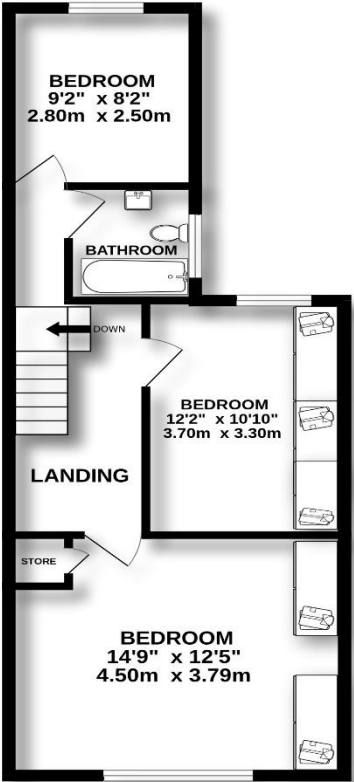


Floor Plan

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Please contact the office before viewing the property.