



Price £180,000

7 George Street, Chadderton

- IDEAL FOR FTB/INVESTOR
- End Terrace Property
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Large Family Bathroom
- Enclosed Rear Garden
- Deceptively Spacious
- Popular Residential Area
- Viewings Are Highly Recommended

****IDEAL FOR FTB /INVESTOR****

This three bedroom end terrace property is ideal for first time buyers offering versatile, spacious living accommodation across three bedrooms, two reception rooms, kitchen and family bathroom. The property is situated within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Externally to the front of the property is a small fore court garden and pathway whilst to the rear is a paved patio area with steps leading to lawn garden with gated rear access. The property further benefits from gas central heating and UPVC double glazing and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

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



SECOND RECEPTION ROOM : With radiator and UPVC double glazed window to front elevation.



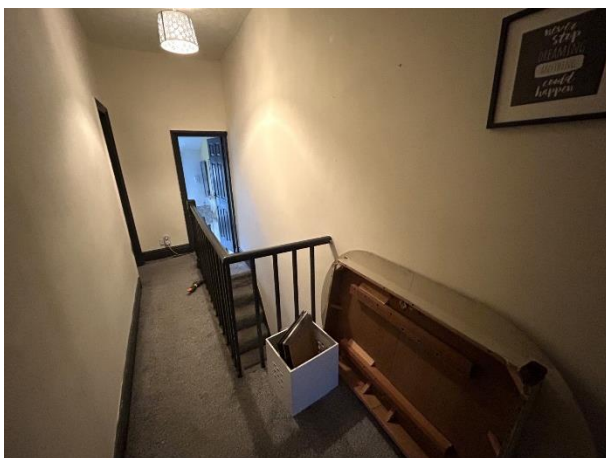
LOUNGE : Feature fireplace and surround,radiator,door leading to kitchen and UPVC double glazed doors leading to rear garden



KITCHEN : Comprising of a range of wall and base units, sink unit with mixer tap,four ring gas hob with extractor above integrated oven, plumbed for washing machine, UPVC double glazed window to rear and double glazed door leading to rear garden.



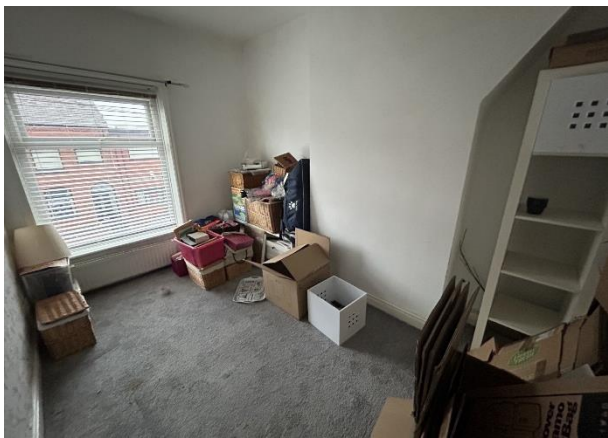
LANDING :



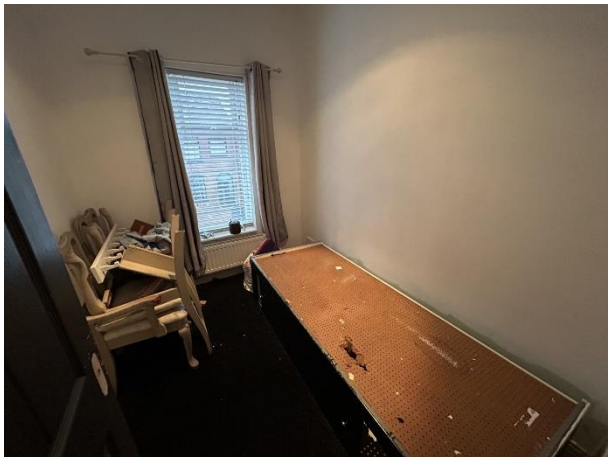
BEDROOM ONE : Rear large double bedroom with radiator and UPVC double glazed window to rear.



BEDROOM TWO : Front double bedroom with radiator, carpet and UPVC double glazed window.



BEDROOM THREE : Front single bedroom with radiator and UPVC double glazed window.



BATHROOM : Comprising of sink unit and WC, bath with overhead shower, tiled wall and floor, towel radiator and UPVC double glazed window to rear.

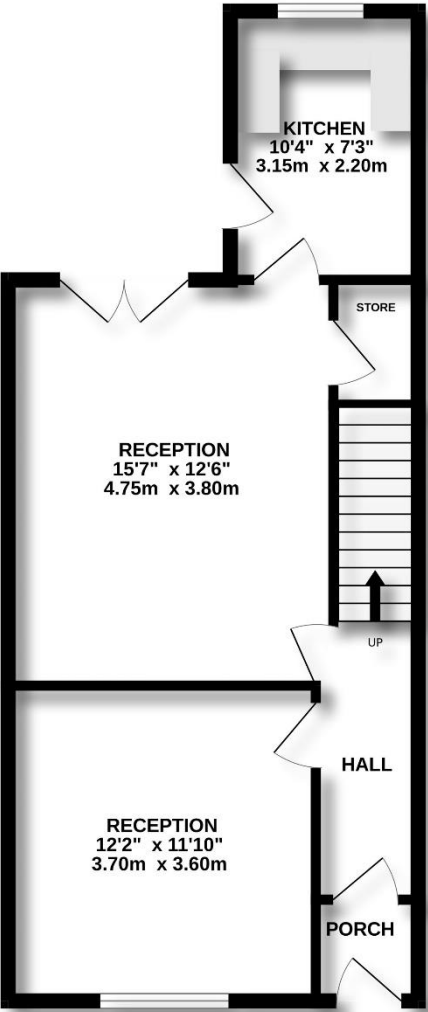


OUTSIDE : Externally to the front of the property is a small fore court garden and pathway whilst to the rear is a paved patio area with steps leading to lawn garden with gated rear access.

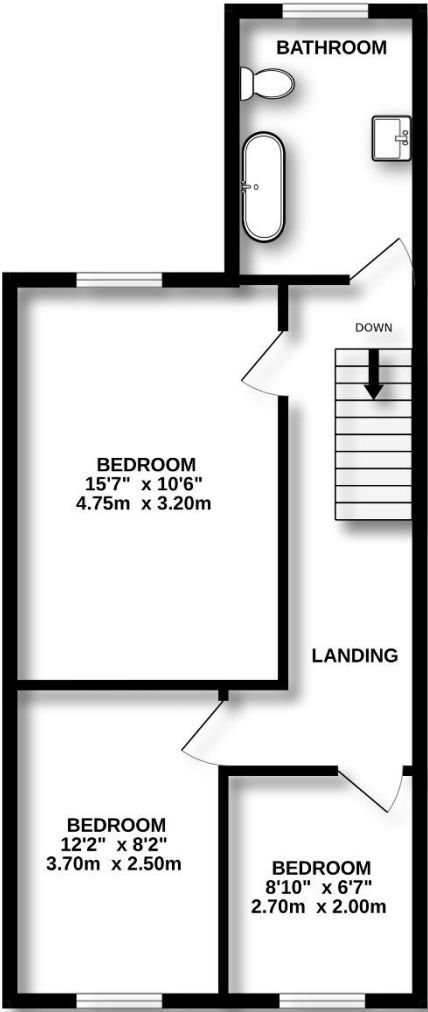


Floorplan

GROUND FLOOR



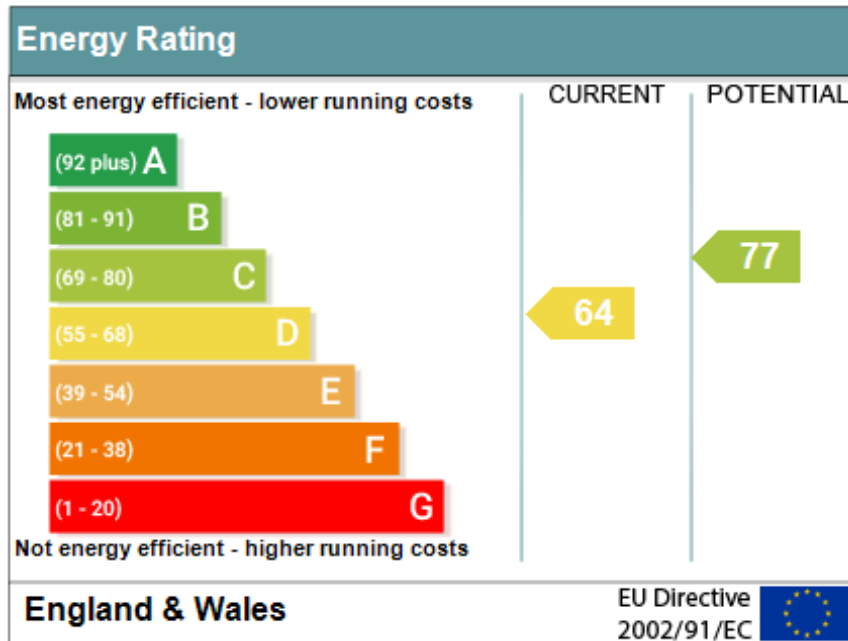
1ST FLOOR



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

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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.