



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Middleton Road, Chadderton, OL9 0NQ

### Offers Over £200,000

SPACIOUS AND MODERN HOME RECENTLY REFURBISHED

Welcome to Middleton Road, Chadderton, Oldham - a charming terraced house that is sure to capture your heart! This delightful property boasts two reception rooms, two cosy bedrooms, and a stylish bathroom, making it the perfect place to call home.

Step inside this spacious abode and be greeted by a recently renovated interior that exudes modern elegance. The tasteful decor and contemporary appliances throughout the house create a warm and inviting atmosphere, ideal for both relaxing evenings and entertaining guests.

Convenience is key with this property, as it offers easy access to local amenities and public transport links, ensuring that you are never far from everything you need. Whether you're looking to run errands, dine out, or explore the surrounding area, this location has it all.

Contact our Rochdale branch to arrange a viewing and start your journey today!

# Middleton Road, Chadderton, OL9 0NQ

## Offers Over £200,000



- Tenure Leasehold
- On Street Parking
- Envious Four Piece Bathroom Suite
- Easy Access To Major Network Links
- Council Tax Band B
- Spacious Mid Terraced Property
- Ideal Home For A Small Family Ready To Move Into
- EPC rating D
- Two Bedrooms
- Enclosed Ample Spaced Block Paved Rear Yard With Gate To Shared Access Road

### Ground Floor

#### Entrance

UPVC double glazed door to hall.

#### Hall

11'9 x 3'3 (3.58m x 0.99m)

Central heating radiator, corbels, stairs to first floor, door to reception room one and laminate flooring.

#### Reception Room One

14' x 11'11 (4.27m x 3.63m)

UPVC double glazed window, central heating radiator, open access to reception room two, door to kitchen and laminate flooring.

#### Reception Room Two

12'2 x 10'8 (3.71m x 3.25m)

UPVC double glazed leaded, stained glass bay window, central heating radiator, cornice coving, picture rail, television point, log burner with wooden mantle and stone surround, laminate flooring.

#### Kitchen

12'7 x 7'7 (3.84m x 2.31m)

UPVC double glazed window, central heating radiator, hard wood wall and base units and work tops, oven, four ring gas hob, extractor hood, one and a half sink with mixer tap, plumbed for washing machine, dryer, space for fridge freezer, tiled floor and door to rear.

### First Floor

#### Landing

14' x 4'10 (4.27m x 1.47m)

Picture rail, coving, loft access, doors to two bedrooms and bathroom.

#### Bedroom One

15'3 x 9'2 (4.65m x 2.79m)

Two UPVC double glazed leaded windows, central heating radiator, cast iron feature fireplace, ceiling rose, coving and vinyl flooring.

#### Bedroom Two

13'8 x 10'5 (4.17m x 3.18m)

Two UPVC double glazed windows, central heating radiators, fitted wardrobes, coving and laminate flooring.

#### Bathroom

13'2 x 7'6 (4.01m x 2.29m)

Two UPVC double glazed frosted windows, central heating towel rail, vanity wash basin and mixer tap, freestanding bath with mixer tap and rinse head, dual flush WC, walk in direct feed rainfall shower, part tiled elevation and tiled floor.

### External

#### Rear

Enclosed block paved yard with raised bedding areas, mature shrubs, outside tap and gate to shared access road.

#### Front

Enclosed courtyard.



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