



## Halsey Close

Chadderton, OL9 8DU

Price £300,000



- EXTENDED SEMI-DETACHED
- 3 BEDROOMS
- HIVE CENTRAL HEATING
- BLOCK PAVED DRIVE
- PIZZA OVEN & BARBACUE

- CUL-DE-SAC LOCATION
- CONSERVATORY
- UPVC DOUBLE GLAZING
- SPACIOUS REAR GARDEN
- EPC RATING C

# Halsey Close

Chadderton, OL9 8DU

Price £300,000



Situated in a cul-de-sac location with easy access to local motorway and public transport networks. This modern well presented Semi-Detached has a 2 storey double extension to the side and still retains a good sized rear garden. The internal accommodation comprises entrance hall, lounge/diner, kitchen, conservatory, 3 bedrooms and family bathroom. The property benefits from gas central heating with Hive system and Upvc double glazing. Externally there is a block paved driveway to the front and side with low maintenance garden to the rear which is fitted out for entertaining with pizza oven, barbecue and fridge just some of the features along with Gym and storage rooms.

## Entrance Hallway

Composite entrance door, radiator, stairs with glass balustrade leading to first floor landing.

## Lounge/Diner

22'3" x 10'5" (6.8m x 3.2m)

Feature wall for inset TV units and gas fire, Herringbone style flooring, Upvc double glazed bay window to the front with French doors to the rear leading to conservatory.

## Kitchen

15'5" x 8'2" (4.7m x 2.5m)

Modern fitted wall and base units work surfaces and inset sink, electric double oven, gas hob and extractor hood. Inset pop up socket banks, radiator, Upvc double glazed window, Upvc door leading to rear garden.

## Conservatory

15'5" x 10'9" (4.7m x 3.3m)

Upvc double glazing, radiator, French doors leading to rear garden.

## Bedroom 1

11'9" x 10'5" (3.6m x 3.2m)

Fitted wardrobes, Upvc double glazed window, radiator.

## Bedroom 2

11'9" x 10'5" (3.6m x 3.2m)

Upvc double glazed window, radiator.

## Bedroom 3

15'5" x 8'2" (4.7m x 2.5m)

Split into 2 rooms with Upvc double glazed windows and radiators in each ideal for siblings sharing a room.

### Bathroom

3 piece suite comprising bath with mira digital thermostatic shower over and glass shower screen, low level wc with concealed cistern and wash hand basin with mira digital tap. Bluetooth speaker, wall and floor tiles, Upvc double glazed window and heated towel rail.

### Externally

Block paved driveway to the front and side for off road parking, double gates leading to spacious low maintenance rear garden which has been designed and fitted out for entertaining. The focal point of the garden is the large Pizza oven which also incorporates a barbecue and fridge for outdoor entertaining. Flagged area with canopy and heaters, artificial grass and potted plants. Hot and Cold outside taps along with outside sockets.

### Gym/Storage

Timber outbuilding with power and lighting, currently kitted out as a gym with 2 x storage rooms but could be re purposed to fit many different uses from office space or studios to children's playroom.

### Material Information - Oldham

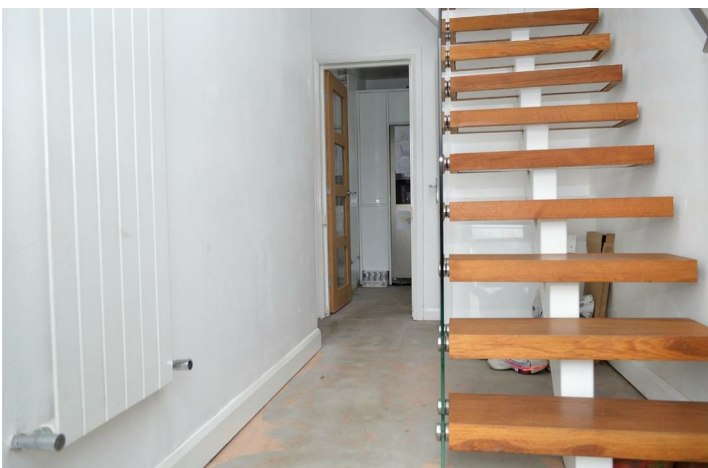
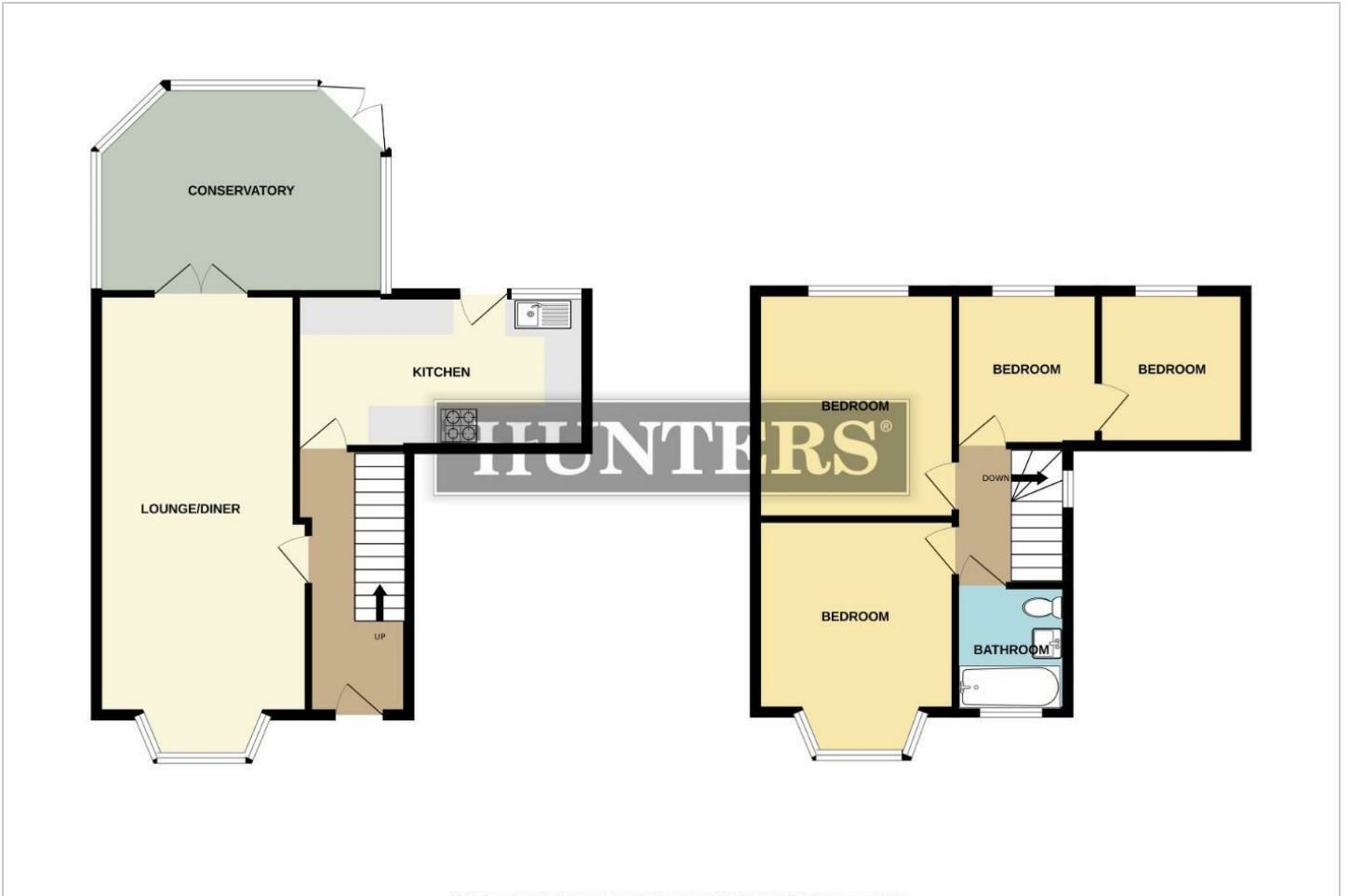
Tenure Type; Leasehold

Leasehold Years remaining on lease; 903

Leasehold Ground Rent Amount £4.50

Council Tax Banding; C

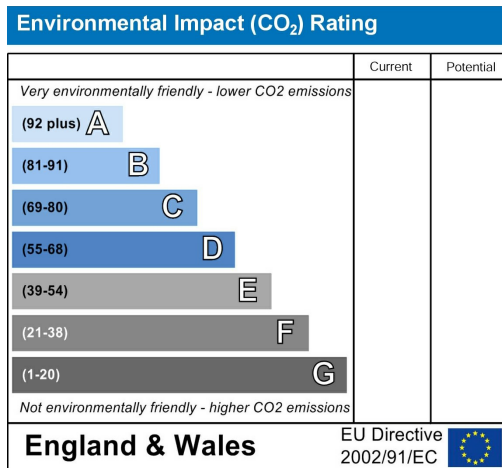
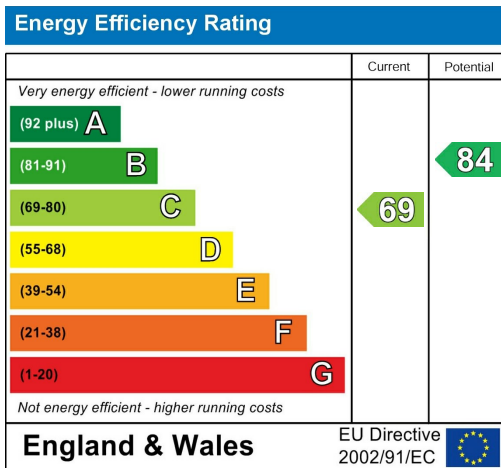
Floorplan







### Energy Efficiency Graph

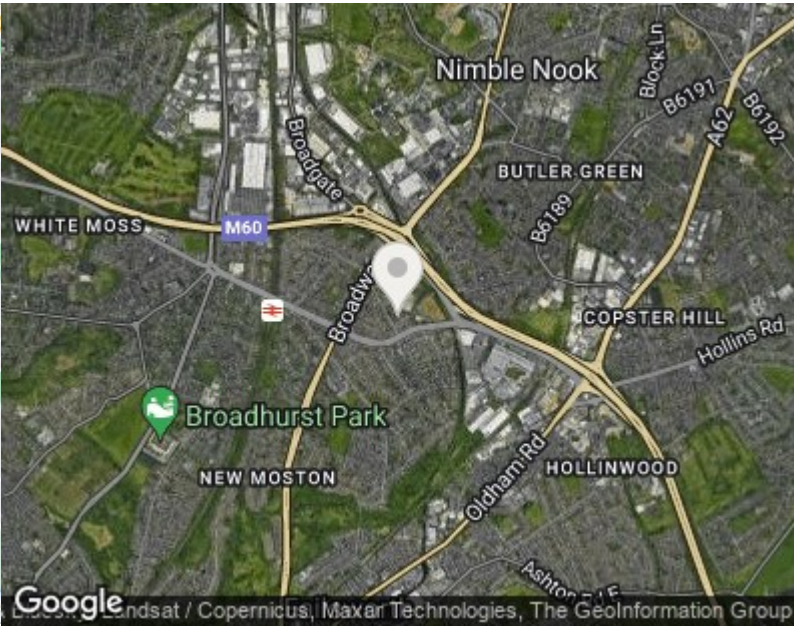


### Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

832 Hollins Road, Oldham, OL8 4SR  
Tel: 0161 669 4833 Email: [oldham@hunters.com](mailto:oldham@hunters.com)  
<https://www.hunters.com>

