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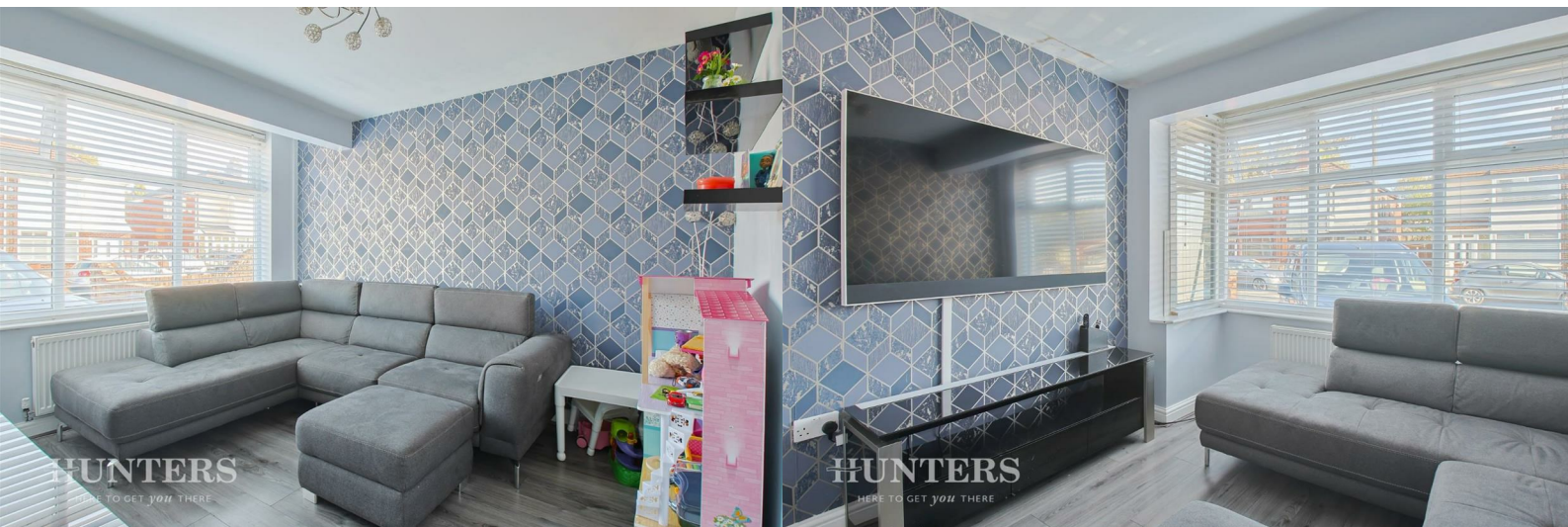
Atherley Grove

Chadderton, Oldham, OL9 8DD

Price £230,000



Council Tax: B



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Modern well presented Semi-Detached family home which is situated in a convenient location close to local amenities. The internal accommodation comprises porch, entrance hallway, lounge, kitchen diner with French doors leading to Orangery, 3 bedrooms and family bathroom. The property benefits from gas central heating and Upvc double glazing. Externally there is a double drive to the front and enclosed garden to the rear. EPC Rating C

Porch

Composite entrance door, Upvc double glazed windows.

Entrance Hall

Upvc entrance door, radiator, stairs leading to first floor landing.

Lounge

12'5" x 9'2" (3.8m x 2.8m)
Upvc double glazed window, radiator.

Kitchen

15'1" x 14'5" (4.6m x 4.4m)
Modern fitted wall and base units with work surfaces and splashback. Centre Island and breakfast bar, Integrated fridge freezer, washing machine, dishwasher and wine fridge. Upvc double glazed window, radiator, Upvc door to the side and Upvc French doors leading to Orangery.

Orangery

12'5" x 8'2" (3.8m x 2.5m)
Open plan from the Kitchen, laminate flooring, Lantern roof window, Bi-Fold doors leading to garden.

Bedroom 1

12'5" x 9'2" (3.8m x 2.8m)
Upvc double glazed window, radiator.

Bedroom 2

11'9" x 8'10" (3.6m x 2.7m)
Upvc double glazed window, radiator.

Bedroom 3

5'10" x 5'10" (1.8m x 1.8m)
Upvc double glazed window, radiator.

Bathroom

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc. Upvc double glazed window, radiator.

Externally

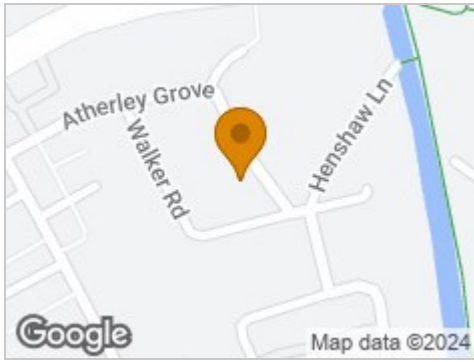
Double driveway to the front and enclosed garden to the rear with flagged patio and lawn.

Material Information - Oldham

Tenure Type; FREEHOLD
Council Tax Banding; B



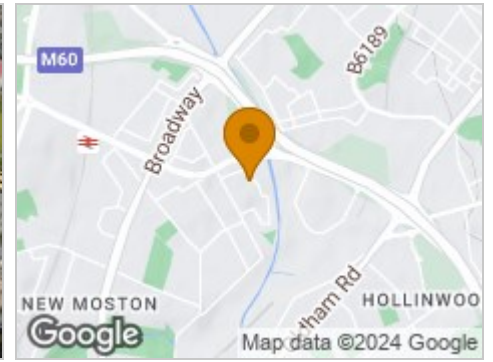
Road Map



Hybrid Map



Terrain Map



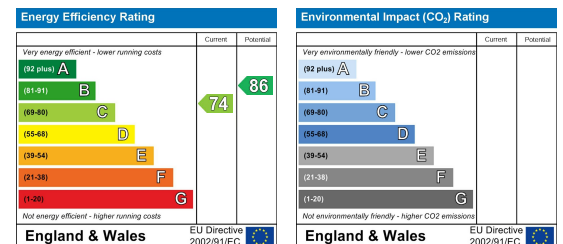
Floor Plan



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.

Energy Efficiency Graph



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.