

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Partridge Way

Chadderton, Oldham, OL9 0NT

Price £255,000



- WELL MAINTAINED AND PRESENTED
- 3 BEDROOMS
- GAS CENTRAL HEATING
- GARDENS TO 3 SIDES
- NO CHAIN

- SEMI-DETACHED
- CONSERVATORY
- UPVC DOUBLE GLAZING
- DRIVEWAY & DETACHED GARAGE
- FREEHOLD

Tel: 0161 669 4833

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Situated in a popular and convenient location this well presented modern semi-detached family home is offered for sale with no onward chain. The internal accommodation comprises entrance hallway, lounge, kitchen diner, conservatory, 3 bedrooms and family bathroom. The property benefits from gas central heating and Upvc double glazing. Externally there are gardens to 3 sides along with driveway and detached garage. NO CHAIN. EPC Rating C

## Entrance Porch

## Lounge

16'0" x 14'1" (4.9m x 4.3m)

Electric fire with feature surround, laminate flooring, Upvc double glazed window, radiator. stairs leading to first floor landing.

## Kitchen Diner

16'0" x 8'10" (4.9m x 2.7m)

Modern fitted wall and base units with granite work surfaces and inset sink, double electric oven, hob and extractor hood. Laminate flooring, radiator, Upvc double glazed window, patio doors leading to conservatory.

## Landing

Upvc double glazed window.

## Conservatory

16'0" x 8'6" (4.9m x 2.6m)

Floor tiles, Upvc double glazing, French doors to rear garden.

## Bedroom 1

11'1" x 9'6" (3.4m x 2.9m)

Fitted wardrobes, laminate flooring, Upvc double glazed window, radiator.

## Bedroom 2

9'6" x 9'2" (2.9m x 2.8m)

Laminate flooring, Upvc double glazed window, radiator.

## Bedroom 3

8'2" x 6'2" (2.5m x 1.9m)

Laminate flooring, Upvc double glazed window, radiator.

## Bathroom

3 piece suite comprising bath with shower over and glass shower screen, vanity wash hand basin and low level wc. Wall and floor tiles, Upvc double glazed window, radiator.

## Externally

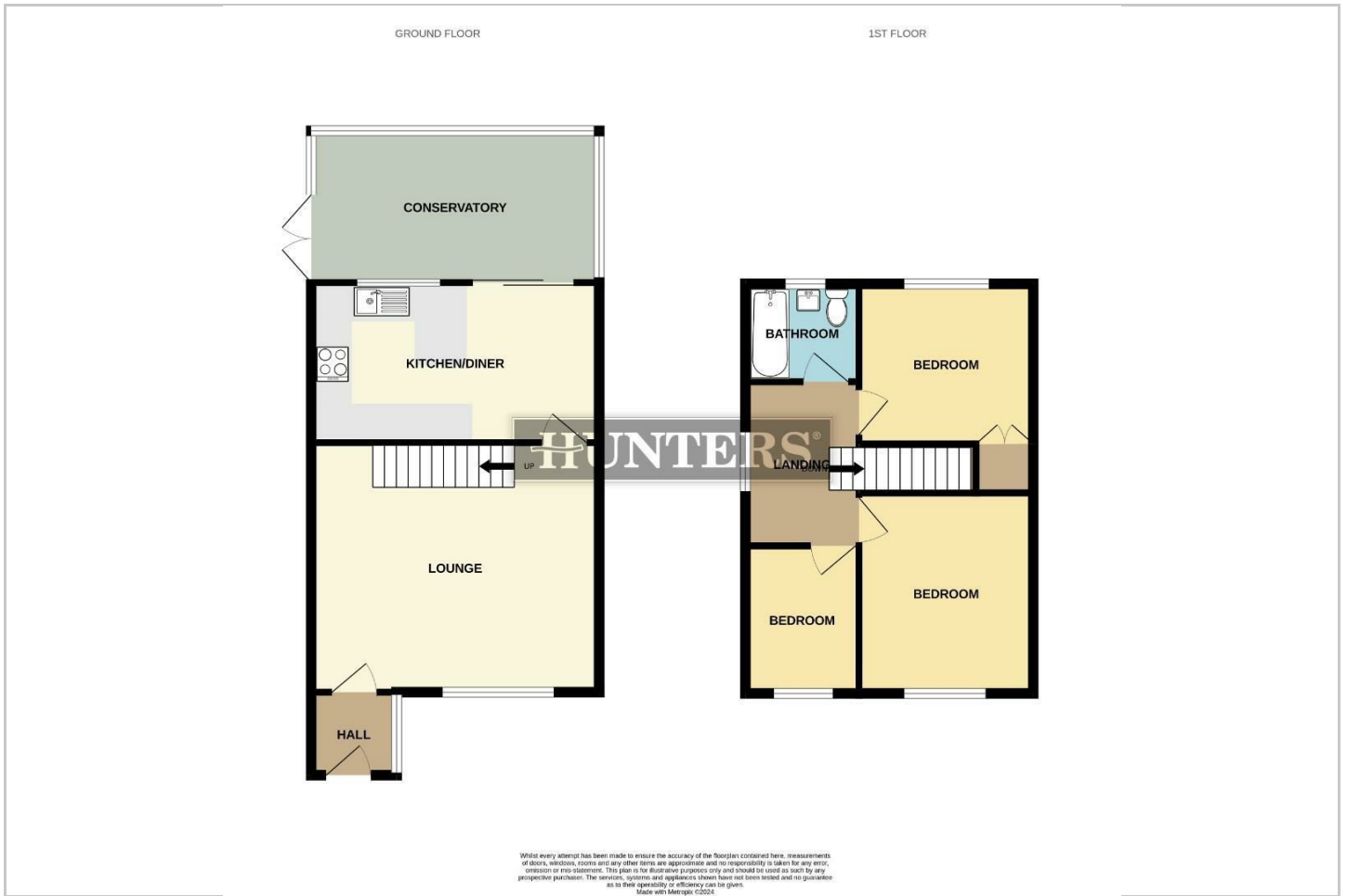
Lawned garden to the front and side, the rear enclosed garden has a lawn and flagged patio. Driveway to rear leading to detached garage.

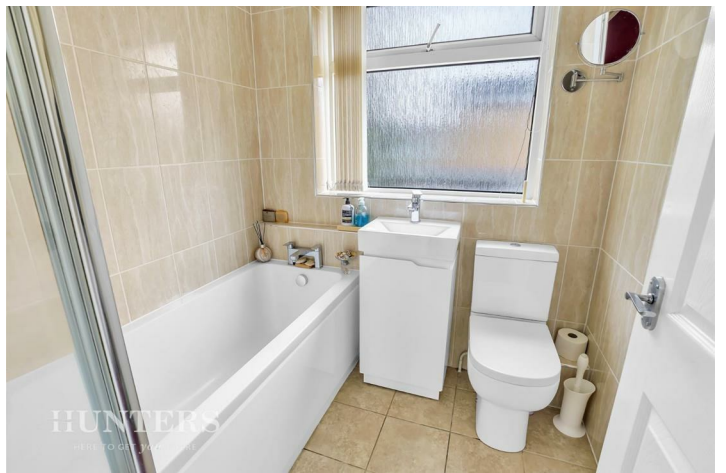
## Material Information - Oldham

Tenure Type; FREEHOLD

Council Tax Banding; C

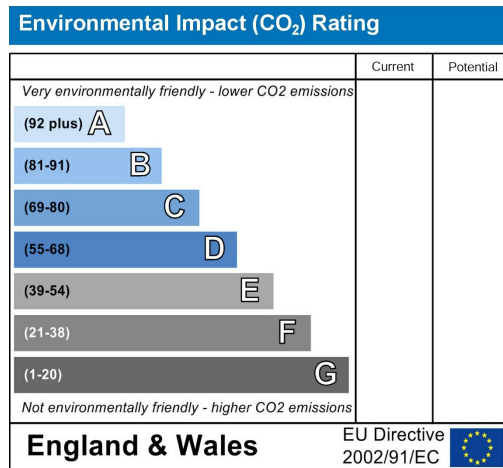
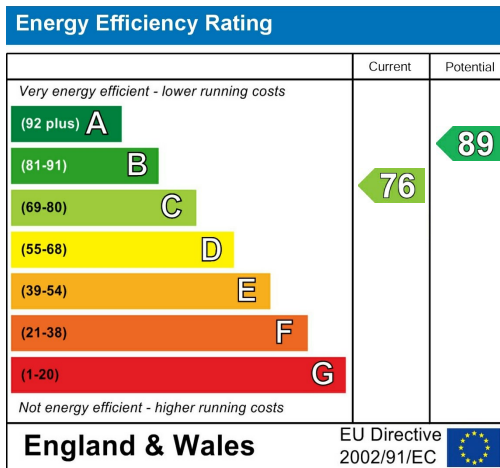
# Floorplan







## 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.

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