

HUNTERS[®]

HERE TO GET *you* THERE



Broadway

Chadderton, Oldham, OL9 0AA

Price £350,000



- CONVENIENT LOCATION
- 4 BEDROOMS
- GAS CENTRAL HEATING
- INTEGRAL GARAGE
- EPC RATING C

- EXTENDED SEMI-DETACHED
- 2 RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- DRIVEWAY AND GARDENS

Tel: 0161 669 4833

Broadway

Chadderton, Oldham, OL9 0AA

Price £350,000



Welcome to this charming semi-detached house located in the heart of Broadway, Chadderton, Oldham. This property boasts a convenient location, perfect for those looking for easy access to local amenities and transport links.

Upon entering, you are greeted by two spacious reception rooms, offering plenty of space for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample room for a growing family or those in need of extra space.

One of the standout features of this property is the extension, providing additional living space and enhancing the overall layout of the house. The gas central heating ensures that you will stay warm and cosy during the colder months, while the UPVC double glazing helps to keep the property energy efficient.

Don't miss out on the opportunity to own this lovely semi-detached house in a sought-after location. Book a viewing today and envision the potential this property holds for you and your loved ones. EPC Rating C

Entrance Hallway

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

Lounge

11'9" x 11'5" (3.6m x 3.5m)

Fire with feature surround, Upvc double glazed bay window, radiator.

Dining Room

22'3" x 11'5" (6.8m x 3.5m)

Kitchen

14'9" x 9'6" (max) (4.5m x 2.9m (max))

Fitted wall nad base units with work surfaces and tiled splashback, Electric oven, gas hob and extractor hood. Upvc double glazed window, window, radiator.

Shower Room

3 piece suite comprising shower enclosure, wash hand basin and low level wc. radiator.

Bedroom 1

12'5" x 11'5" (3.8m x 3.5m)

Upvc double glazed window, radiator.

Bedroom 2

11'1"x 11'5" (3.4mx 3.5m)

Upvc double glazed bay window, radiator.

Bedroom 3

13'1" x 7'10" (4.0m x 2.4m)

Upvc double glazed window, radiator.

Bedroom 4

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

Upvc double glazed window, radiator.

Bathroom

7'10" x 5'10" (2.4m x 1.8m)

4 piece suite comprising freestanding roll top bath, shower enclosure, wash hand basin and low level wc. Upvc Double glazed window, radiator.

Integral Garage

13'1" x 7'10" (4.0m x 2.4m)

Up and over door to the front, power and lighting.

Externally

Small garden area and drive to the front, good sized enclosed garden to the rear with decked patio, and lawn.

Material Information - Oldham

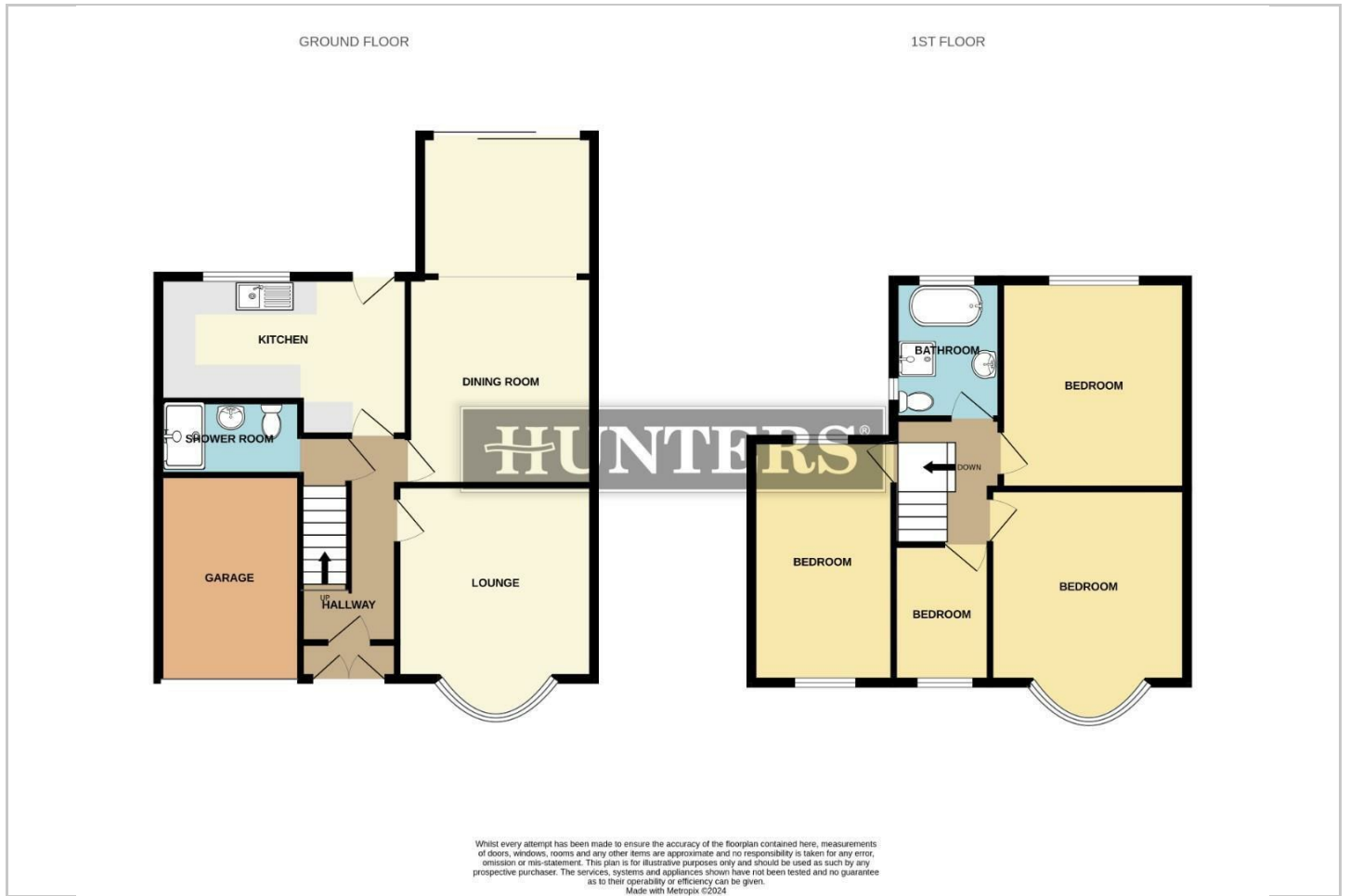
Tenure Type; Leasehold

Leasehold Years remaining on lease; 914

Leasehold Ground Rent Amount £4.00

Council Tax Banding; C

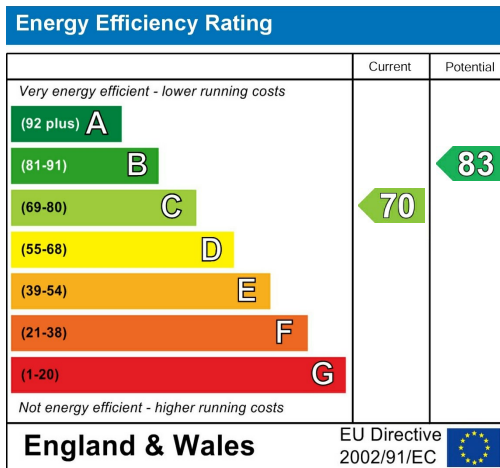
Floorplan







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
<https://www.hunters.com>

