

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Atherley Grove

Chadderton, Oldham, OL9 8DD

Offers Over £230,000



- SEMI-DETACHED
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN

- EXTENDED KITCHEN
- GAS CENTRAL HEATING
- DRIVE TO THE FRONT
- CONVENIENT LOCATION

Tel: 0161 669 4833

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Offers Over £230,000



Welcome to this well presented and maintained extended semi-detached house located in the convenient area of Atherley Grove, Chadderton, Oldham. This property boasts one reception room, three bedrooms, and bathroom, making it an ideal family home.

As you step inside, you'll be greeted by a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house features gas central heating and UPVC double glazing, ensuring a cosy and energy-efficient living space all year round.

One of the highlights of this property is the enclosed rear garden, providing a private outdoor space where you can enjoy al fresco dining or simply unwind after a long day. Additionally, the driveway offers convenient off-road parking for your vehicles.

Whether you're looking for a place to call home or an investment opportunity, this semi-detached house offers both comfort and potential. Don't miss the chance to make this property your own and create lasting memories in this lovely neighbourhood.

### Entrance Porch

Upvc double glazed windows and door.

### Entrance Hallway

Radiator, stairs leading to first floor landing.

### Lounge

23'7" x 12'5" (7.2m x 3.8m)

Open plan with gas fire and feature surround, Upvc double glazed window, radiators.

### Dining Area

9'10" x 7'6" (3.0m x 2.3m)

Upvc double glazed French doors to rear, radiator.

### Kitchen

12'5" x 6'6" (3.8m x 2.0m)

Fitted wall and base units with work surfaces and tiled splashback. Integrated microwave, electric oven, gas hob and extractor hood. Upvc double glazed window.

### Landing

Upvc double glazed window.

### Bedroom 1

12'1" x 8'10" (3.7m x 2.7m)

Upvc double glazed bay window, radiator.

### Bedroom 2

11'5" x 9'2" (3.5m x 2.8m)

Upvc double glazed window, radiator.

### Bedroom 3

6'2" x 5'10" (1.9m x 1.8m)

Upvc double glazed window, radiator.

### Shower Room

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

### Externally

Driveway and garden area to the front with enclosed low maintenance garden to the rear

which has flagged patio, decked area and flowerbeds.

### Material Information - Oldham

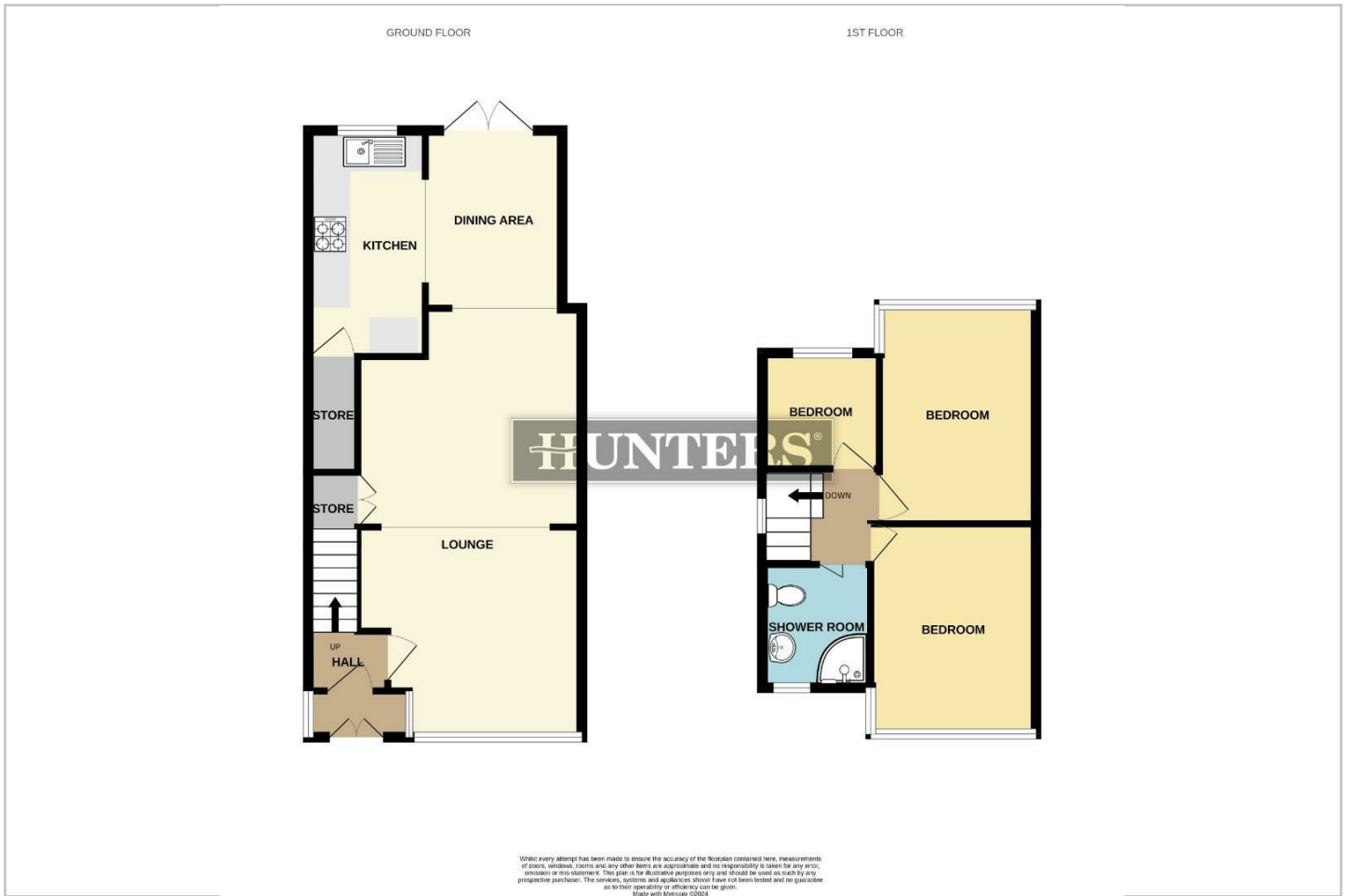
Tenure Type; Leasehold

Leasehold Years remaining on lease; 914

Leasehold Ground Rent Amount; £5.00

Council Tax Banding; B

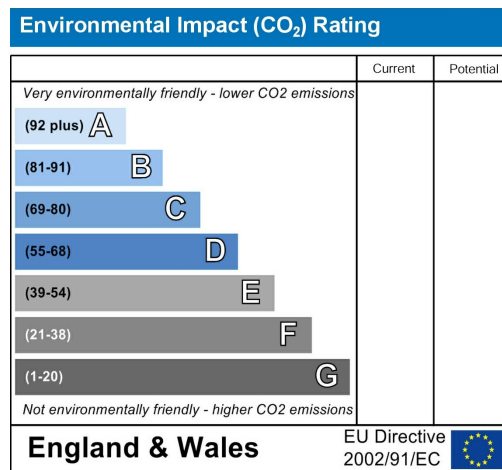
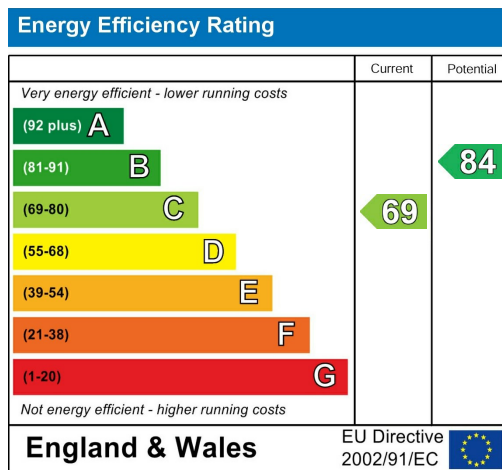
# Floorplan







### 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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