

# HUNTERS®

HERE TO GET *you* THERE



## Foxdenton Lane

Chadderton, Oldham, OL9 9QS

Price £375,000



- FANTASTIC FAMILY HOME
- 3 DOUBLE BEDROOMS
- EXTENDED KITCHEN DINER
- GOOD SIZED REAR GARDEN
- EPC RATING C

- SEMI-DETACHED
- 2 BATHROOMS
- SALON / OFFICE SPACE
- BLOCK PAVED DRIVEWAY

Tel: 0161 669 4833

# Foxdenton Lane

Chadderton, Oldham, OL9 9QS

Price £375,000



We are thrilled to present this enchanting 19th-century home, coming to the market for the first time in 20 years. This charming property is full of character and offers a sense of privacy and tranquility, with its beautifully established gardens and unique features.

The rear garden is a delightful sanctuary, not overlooked and bursting with colour from its mature plants and flowers. It boasts a striking 11-foot Christmas tree, a young palm tree, and a quirky bath planter ready for growing your own vegetables. There's also a generously sized shed and an outbuilding, currently used as a boutique hair salon. The outbuilding is finished to an exceptional standard, complete with two workstations, a cleaning area with a shower, a bespoke colour wall, and a boutique WC. This space is water-tight, rendered, and fitted with a durable rubber roof. While it serves as a salon now, it has endless potential for other uses, such as a home office, studio, or guest accommodation.

At the front of the property, the landscaped garden creates a vibrant and welcoming first impression, filled with blooming perennials that add charm and personality to the home.

Inside, the extended kitchen/diner serves as the heart of the home. It features a neutral design with a built-in double oven, microwave, and space for an American fridge-freezer. The central island includes a deep sink and a slimline dishwasher, while a cleverly designed utility area provides storage and hides the washing machine. Bi-fold doors open onto the garden, making the space ideal for entertaining during warm summer evenings.

The property offers three spacious double bedrooms, with two staircases adding a unique and practical layout. The dormer master suite is particularly impressive, featuring an en-suite bathroom, a walk-in wardrobe, and access to the generous eaves for additional storage.

This property effortlessly combines charm with modern living, enhanced by its versatile spaces and stunning gardens. EPC Rating C



### Porch

Upvc double glazed windows and doors.

### Entrance Hallway

Radiator, stairs leading to first floor landing.

### Lounge

13'5" x 11'5" (4.1m x 3.5m)

Gas fire with feature surround, Upvc double glazed window, radiator.

### Kitchen Diner

20'8" x 16'0" (6.3m x 4.9m)

Large family space with fitted wall and base units and centre island. Integrated appliances including, slimline dishwasher, washing machine and fridge freezer. Double electric oven, gas hob and extractor hood. Bi-fold doors and velux windows ensure plenty of natural light. Cast iron style radiator.

### Landing

Upvc double glazed window.

### Bedroom 1

13'5" x 11'5" (4.1m x 3.5m)

Fitted wardrobes, Upvc double glazed window, radiator.

### Bedroom 2

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

Upvc double glazed window, radiator.

### Bathroom

6'10" x 5'6" (2.1m x 1.7m)

3 piece suite comprising bath with shower over, wash hand basin and low level wc. Upvc double glazed window, heated chrome towel rail.

### Bedroom 3

15'5" x 12'5" (max) (4.7m x 3.8m (max))

Upvc double glazed window, radiator.

### En Suite

7'6" x 4'3" (2.3m x 1.3m)

Shower enclosure with thermostatic shower, wash hand basin and low level wc. Upvc double glazed window, heated chrome towel rail.

### Externally

Garden area to the front with sleeper boundaries, law and flower beds. Block paved driveway for off road parking which continues down the side of the property into the good sized rear garden which is not directly overlooked and designed to be low maintenance with flagged patio and artificial grass.

### Salon / Office Space

18'8" x 9'2" (5.7m x 2.8m)

Currently used as a boutique hair salon. The outbuilding is finished to an exceptional standard, complete with two workstations, a cleaning area with a shower, a bespoke colour wall, and a boutique WC. This space is water-tight, rendered, and fitted with a durable rubber roof. While it serves as a salon now, it has endless potential for other uses, such as a home office, studio, or guest accommodation.

### Material Information - Oldham

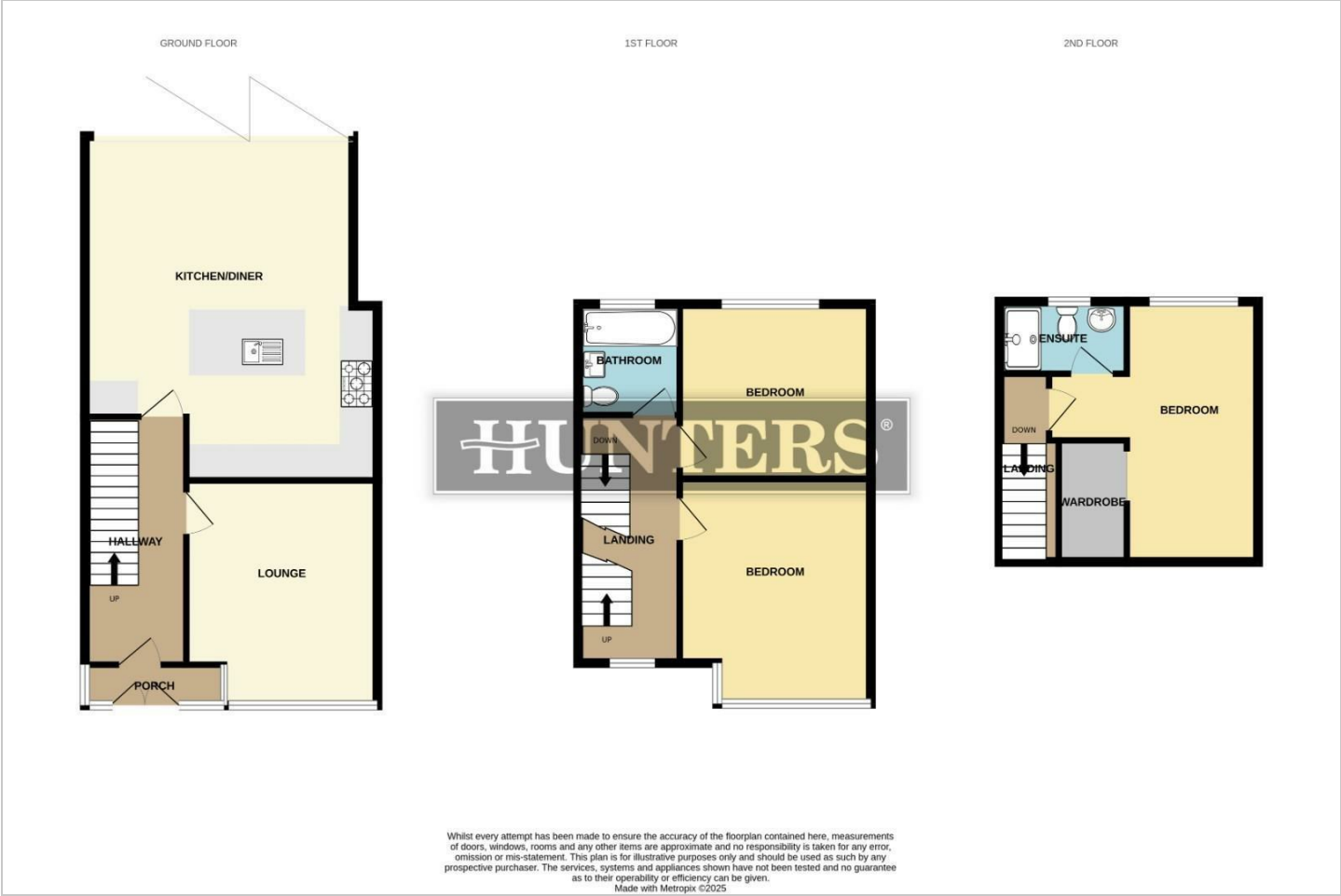
Tenure Type; Leasehold

Leasehold Years remaining on lease; 909

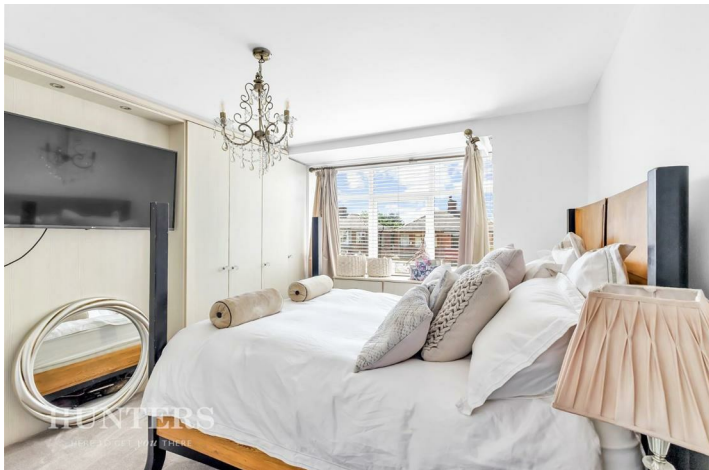
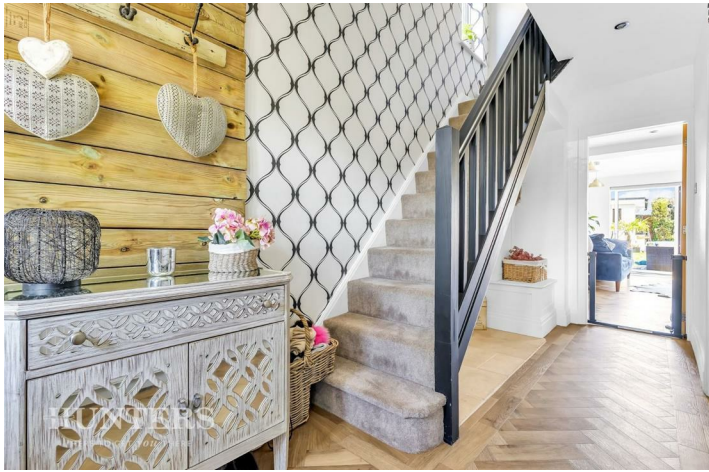
Leasehold Ground Rent Amount, £3.50

Council Tax Banding; C

Floorplan



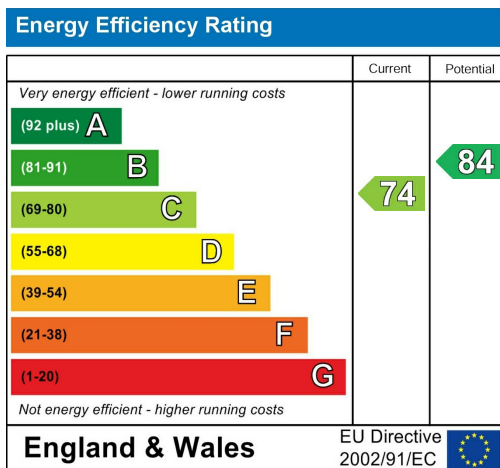








## Energy Efficiency Graph

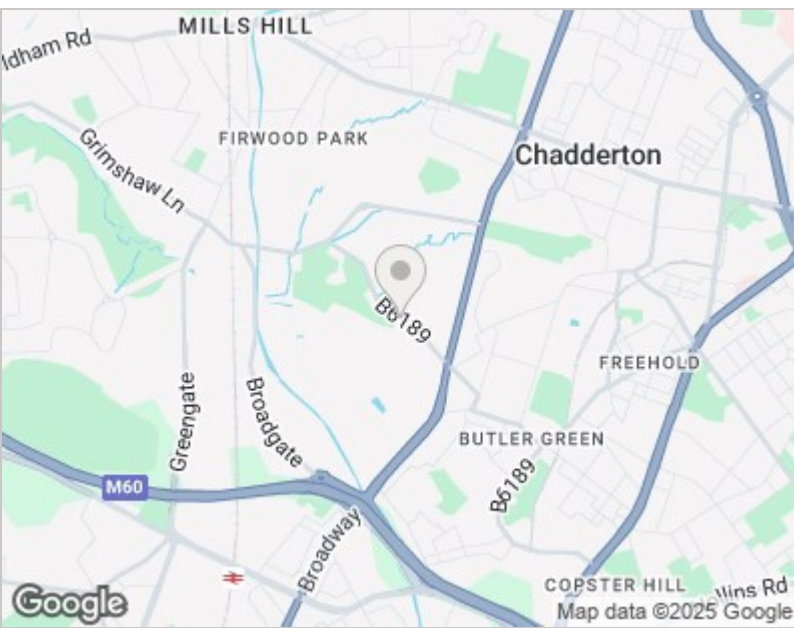


## Viewing

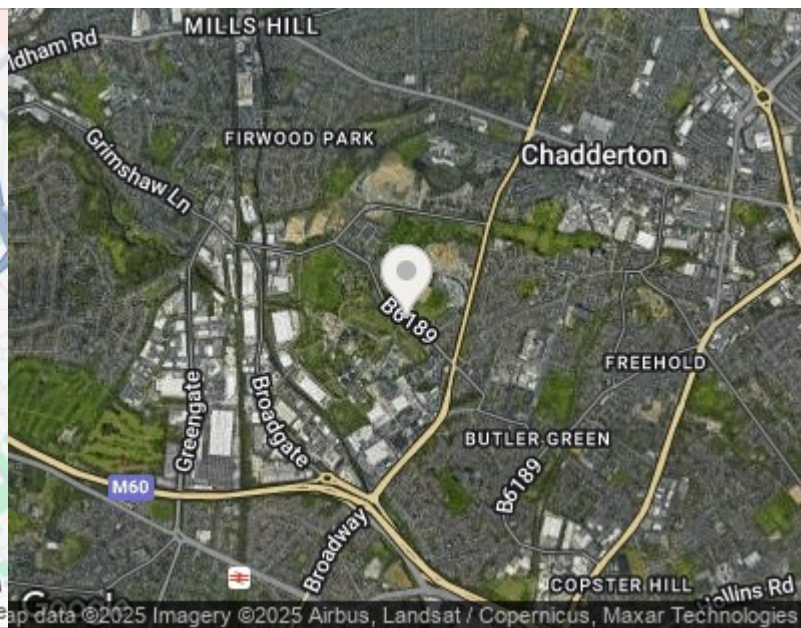
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



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>

