

HUNTERS®

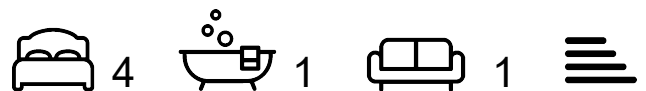
HERE TO GET *you* THERE



Canon Tighe Court

Chadderton, Oldham, OL9 9SU

Price £265,000



- SPACIOUS FAMILY HOME
- 4 BEDROOMS
- GUEST WC
- UPVC DOUBLE GLAZING
- NO CHAIN

- END TOWN HOUSE
- SPACIOUS KITCHEN DINER
- GAS CENTRAL HEATING
- SIDE & REAR GARDEN

Tel: 0161 669 4833

Canon Tighe Court

Chadderton, Oldham, OL9 9SU

Price £265,000



Welcome to this charming end townhouse located in the desirable Canon Tighe Court, Chadderton, Oldham. This spacious family home boasts four bedrooms, making it an ideal choice for families seeking room to grow. The property features a comfortable reception room, perfect for relaxing or entertaining guests.

The house has been well maintained over the years, although it would benefit from some cosmetic updating to truly make it your own. The good-sized enclosed side and rear garden offers a wonderful outdoor space for children to play or for hosting summer barbecues with friends and family.

With gas central heating throughout, you can enjoy a warm and inviting atmosphere during the colder months. The location is particularly convenient, as it is close to local amenities, ensuring that everyday necessities are just a short distance away. Additionally, the easy access to the motorway network makes commuting to nearby towns and cities a breeze.

This property presents a fantastic opportunity for those looking to create their dream home in a well-established area. Don't miss your chance to view this lovely townhouse and envision the possibilities it holds for you and your family.

Entrance Hall

Upvc entrance door, radiator understairs storage.
Stairs leading to first floor landing.

Lounge / Diner

20'8" x 14'9" (max) (6.3m x 4.5m (max))
2 x double glazed windows, French doors leading to garden. 2 x radiator.

Kitchen

12'9" x 8'6" (3.9m x 2.6m)
Fitted wall and base unit with work surfaces and stainless steel sink. Double glazed window, radiator.

Store Room

7'6" x 4'7" (2.3m x 1.4m)
Double glazed window.

Guest WC

Low level wc and wash hand basin. Double glazed window, radiator.

Bedroom 1

14'1" x 8'10" (4.3m x 2.7m)
Double glazed window, radiator.

Bedroom 2

12'9" x 8'10" (3.9m x 2.7m)
Double glazed window, radiator.

Bedroom 3

11'5" x 9'10" (3.5m x 3.0m)
Double glazed window, radiator.

Bedroom 4

8'2" x 6'6" (2.5m x 2.0m)
Double glazed window, radiator.

Bathroom

11'1" x 4'11" (3.4m x 1.5m)
3 piece suite comprising bath, wash hand basin and low level wc. Double glazed window, radiator.

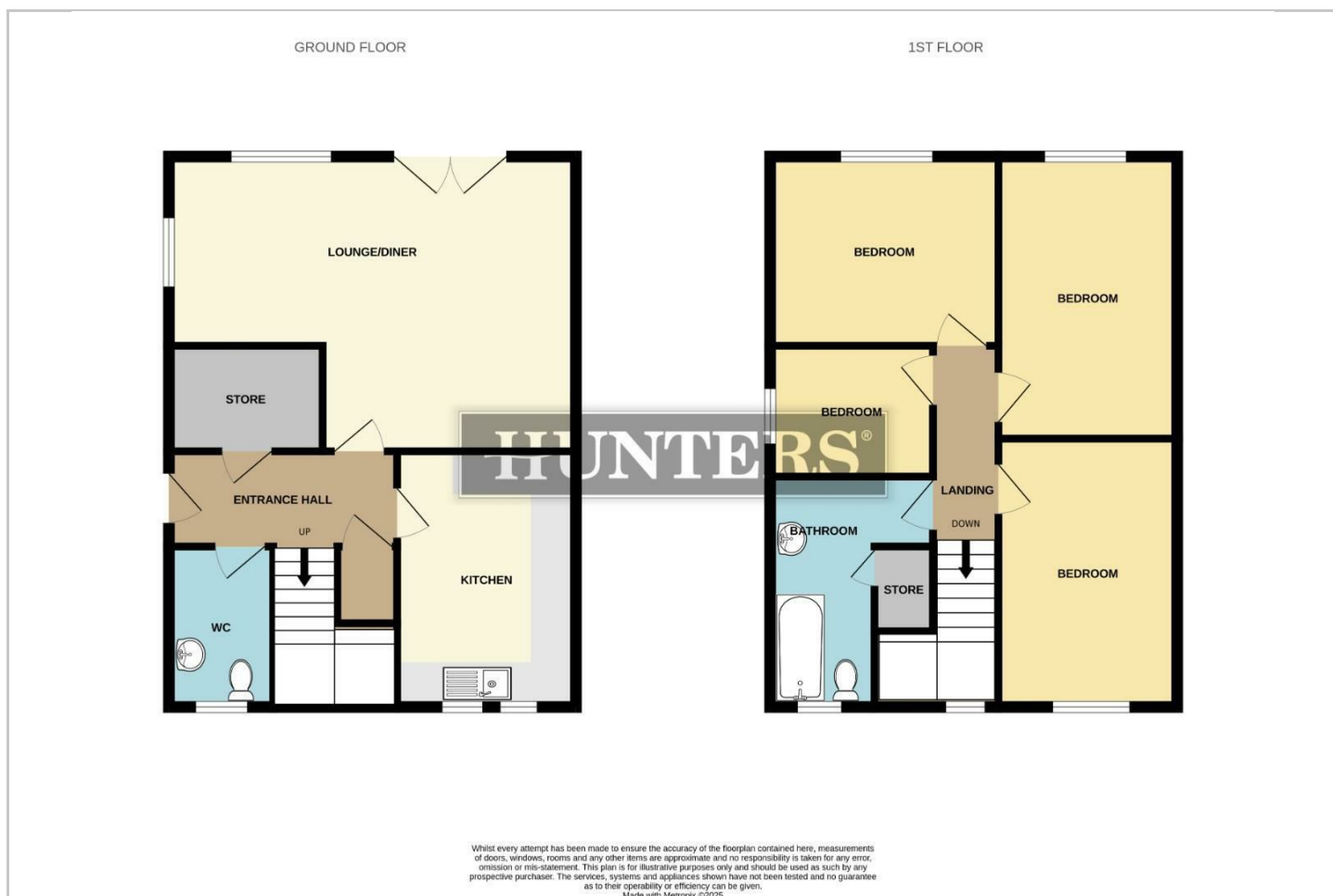
Externally

Small garden area to the front with good sized enclosed garden to the side and rear. Potential for off road parking subject to relevant council consent.

Material Information - Oldham

Tenure Type; Freehold
Council Tax Banding; A


Floorplan








Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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>

