

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Fields New Road

Chadderton, OL9 8BT

Offers Over £130,000



- MODERN APARTMENT
- 2 BEDROOMS
- UPVC DOUBLE GLAZING
- CONVENIENT LOCATION
- EPC RATING C

- 1ST FLOOR WITH PRIVATE ENTRANCE
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- NO CHAIN

Tel: 0161 669 4833

# Fields New Road

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Offers Over £130,000



Located on Fields New Road in Chadderton, this modern first-floor apartment offers a delightful living experience with its own private entrance. Built circa 2007, the property boasts contemporary features that cater to the needs of today's discerning residents.

Inside, you will find a well-appointed reception room that provides a welcoming space for relaxation and entertainment. The apartment comprises two comfortable bedrooms, perfect for a small family or professionals seeking a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all occupants.

The property benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. An allocated parking space adds to the convenience, making it easy for you and your guests to come and go.

Situated in a prime location, this apartment is close to local amenities, providing easy access to shops, restaurants, and recreational facilities. Additionally, the nearby motorway and tram network offer excellent transport links, making commuting a breeze.

This apartment is an ideal choice for those seeking a modern, low-maintenance home in a vibrant community. Don't miss the opportunity to make this charming property your own.

### Entrance Hall

Private entrance door, stairs leading to first floor landing.

### Landing

Upvc double glazed window.

### Lounge

14'5" x 9'10" (4.4m x 3.0m)

Upvc French doors with Juliet balcony, radiator.

### Kitchen

9'10" x 6'2" (3.0m x 1.9m)

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

### Bedroom 1

12'1" (max) x 11'9" (3.7m (max) x 3.6m)

Fitted wardrobe, Upvc double glazed window, radiator.

### Bedroom 2

10'9" x 6'10" (3.3m x 2.1m)

Upvc double glazed window, radiator.

### Bathroom

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

### Externally

Allocated parking space.

### Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 107

Leasehold Annual Service Charge Amount £592.26

Leasehold Ground Rent Amount, £125.00

Council Tax Banding; A



Floorplan

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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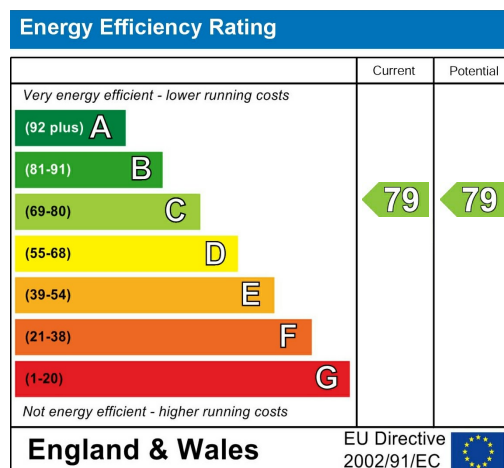








## Energy Efficiency Graph

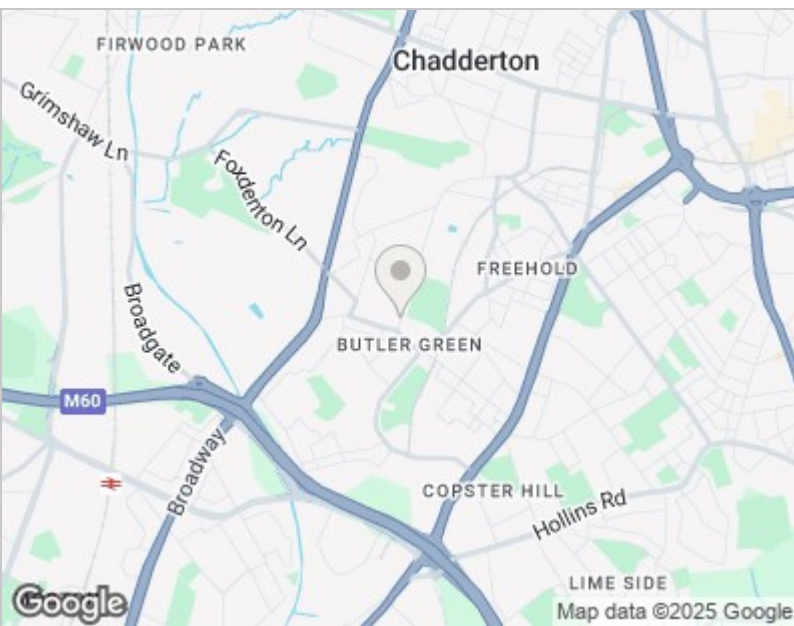


## Viewing

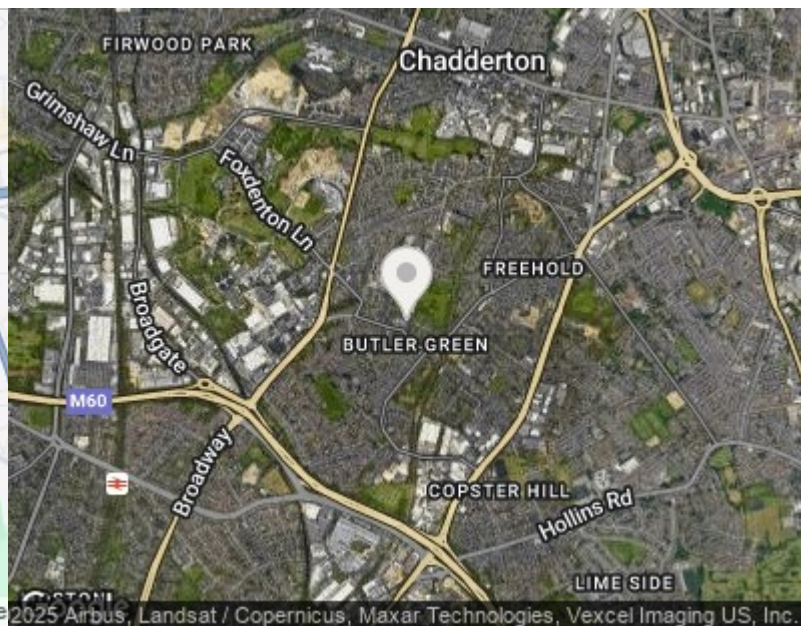
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



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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