



Price £425,000

105 Chadderton Hall Road, Oldham

- Semi Detached Property
- Three Bedrooms
- Open Plan Family Room To Kitchen
- Additional Reception Room
- Downstairs WC
- Modern Family Bathroom
- Generous Rear Garden
- Ample Off Road Parking
- Popular Residential Area
- Viewings Are Highly Recommended

Alan Ryan Estates are pleased to bring to market this beautifully presented three bedroom, extended semi detached property, offering high quality family living and is situated in a popular area of Chadderton within walking distance of excellent local schools and amenities, public transport links, including Mills Hill train station and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, downstairs WC, dining room, open plan family room and modern fitted kitchen, three bedrooms and modern family bathroom. Externally to the front of the property is a driveway providing off road parking and front lawn garden. To the rear is a lawn garden with Indian stone paved patio areas, lawn garden with flower and shrub borders and raised Indian stone patio with wooden garden shed and gated side access. The property further benefits from UPVC double glazing and gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a double glazed entrance door with tiled flooring, radiator and oak and glass feature staircase leading to first floor.



DOWNSTAIRS WC : Comprising of sink and WC, fully tiled walls and floors and spotlights to ceiling.

DINING ROOM : To the front of the property with laminate flooring, two radiators, feature fireplace with surround, UPVC double glazed bay window with built in shutters.



OPEN PLAN FAMILY ROOM: Rear family room with inset feature gas fire and surround, opening up to a summer room with radiator and UPVC double glazed window, three Velux windows, UPVC double glazed French doors leading to rear garden, feature tiled flooring throughout and spotlights to ceiling. Opening leading to dining kitchen



OPEN PLAN MODERN FITTED DINING KITCHEN : This extended, modern dining kitchen comprises of integrated appliances with a composite resin worktop, integrated double oven, integrated fridge freezer, central island with four ring induction hob with inbuilt extractor fan, inset sink unit with quooker tap island features additional drawers and storage, breakfast bar, inbuilt seating dining area, spotlights to ceiling, glass vaulted ceiling and tiled flooring.



LANDING : With feature bay window.



BEDROOM ONE : A rear double bedroom with fitted wardrobes, window seat with drawers, radiator and UPVC double glazed window with fitted window shutters.



BEDROOM TWO : A rear double bedroom with radiator and UPVC double glazed window.



BEDROOM THREE : A rear single bedroom with radiator and UPVC double glazed window.



BATHROOM : A modern bathroom with free standing bath, shower cubicle, vanity sink unit and WC, fully tiled walls and floor, UPVC ceiling with inset spotlights, modern radiator and two UPVC double glazed windows.



OUTSIDE : Externally to the front of the property is a driveway providing off road parking and front lawn garden. To the rear is a lawn garden with Indian stone paved patio areas, lawn garden with flower and shrub borders and raised Indian stone patio with wooden garden shed and gated side access.





Floorplan



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 Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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Please contact the office before viewing the property.