



Price £170,000

1034 Middleton Road, Oldham

- Mid Terrace Property
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen
- Shower Room WC
- Enclosed Rear Yard
- Ideal For FTB
- Ideal For Investor
- Popular Residential Area
- Viewings Are Highly Recommended

Located in a popular and convenient area of North Chadderton is this extended two double bedroom mid terrace property, which would be ideal for a first time buyer and offers excellent size family living accommodation in the form of entrance hall, lounge, second reception room, kitchen, two large double bedrooms and shower room WC. Externally to the front is a low maintenance garden forecourt, whilst to the rear is a patio garden with brick built outside WC, boundary walls and gated rear access. This property ideally situated for excellent local schools and amenities, public transport links including Mills Hill train station which provides quick and easy access to Manchester City Centre and is just a short drive from the north Northwest motorway network. 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 UPVC double glazed entrance door with laminate flooring, meter cupboard and radiator.



LOUNGE : A good sized second reception room to the front of the property with feature electric fire and surround, radiator, and double glazed window to the front.



SITTING ROOM : Rear reception room with feature gas fire, radiator, under stairs storage cupboard and double glazed window.



KITCHEN : With a range of wall and base units, free standing cooker with hob,fridge, sink unit with mixer tap, tiled splash back, plumbed for washing machine, radiator, double glazed window to the rear and double glazed door leading to rear garden.



LANDING :

BEDROOM ONE : Good size front bedroom with generous wardrobe space, bedside furniture, built in storage cupboard, radiator and double glazed window.



SHOWER ROOM WC : Shower cubicle with electric shower, vanity sink unit and WC, heated chrome towel rail, panelled ceiling with spotlights and double glazed window to the rear.



BEDROOM TWO : Large rear double bedroom with both built in wardrobe space and free standing wardrobes, built in storage cupboard, radiator, double glazed window and access to shower room.



OUTSIDE : Externally to the front is a low maintenance garden forecourt, whilst to the rear is a patio garden with brick built outside WC, boundary walls and gated rear access.





GROUND FLOOR

1ST 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 Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 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.