ALAN RYAN
ESTATES AND LETTINGS



Offers Over £155,000

70 Fields New Road, Chadderton, Oldham, OL9 8NH

- Mid Terrace Property
- Two Generous Double Bedrooms
- Lounge
- Dining Kitchen
- Family Bathroom
- Enclosed Rear Yard
- Easy Access To Local Amenities
- Popular Residential Area
- Ideal For FTB/Property Investors
- Viewings Are Highly Recommended

This two double bedroom mid terrace property would be an ideal starter home for first time buyers or property investor. The property is situated within a popular residential area of Chadderton within easy access of well regarded local schools, local amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, lounge, dining kitchen, two double bedrooms and bathroom. Externally to the front of the property is a small forecourt garden, whilst to the rear is an enclosed rear yard with gated rear access. The property further benefits from uPVC double glazing and gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE PORCH: Via a uPVC double glazed entrance door.




LOUNGE 12'3" (3.73m) x 13'1" (3.99m): With laminate flooring and stairs leading to first floor.






DINING KITCHEN 15'11" (4.85m) x 13'1" (3.99m): With a range of wall and base units, integrated oven with four ring gas hob and extractor hood above, composite sink unit with mixer tap, plumbed for washing machine and dryer, radiator, laminate flooring, uPVC double glazed window and uPVC double glazed door leading to rear yard.






LANDING 6'11" (2.11m) x 5'10" (1.78m):

BEDROOM ONE 12'4" (3.76m) x 14'8" (4.47m): A front double bedroom with laminate flooring, radiator and uPVC double glazed window.





BEDROOM TWO 11'11" (3.63m) x 9'8" (2.95m): A rear double bedroom with laminate flooring, radiator, built in storage cupboard and uPVC double glazed window.





BATHROOM 8'0" (2.44m) x 5'10" (1.78m): Comprising of bath with over head shower, sink and WC, radiator and uPVC double glazed window.





OUTSIDE: Externally to the front of the property is a small forecourt garden, whilst to the rear is an enclosed rear yard with gated rear access.

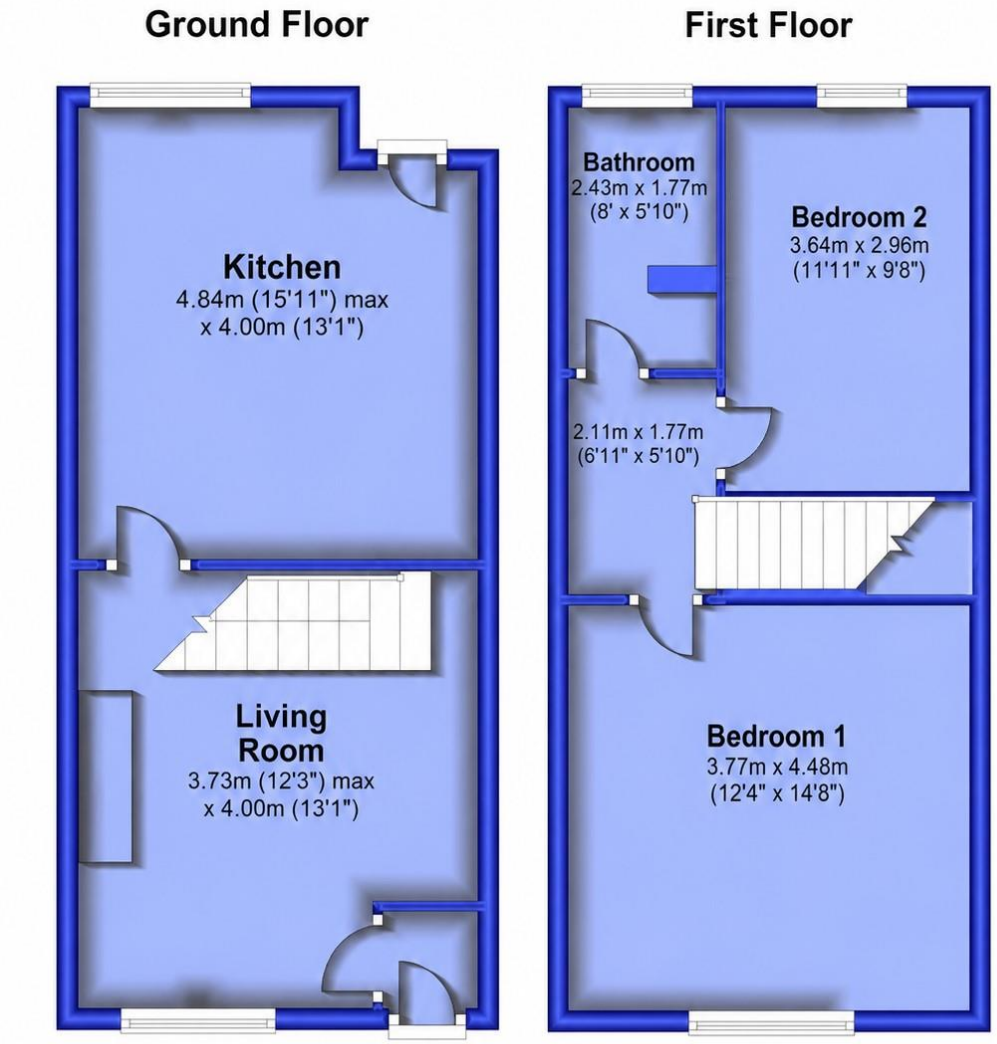




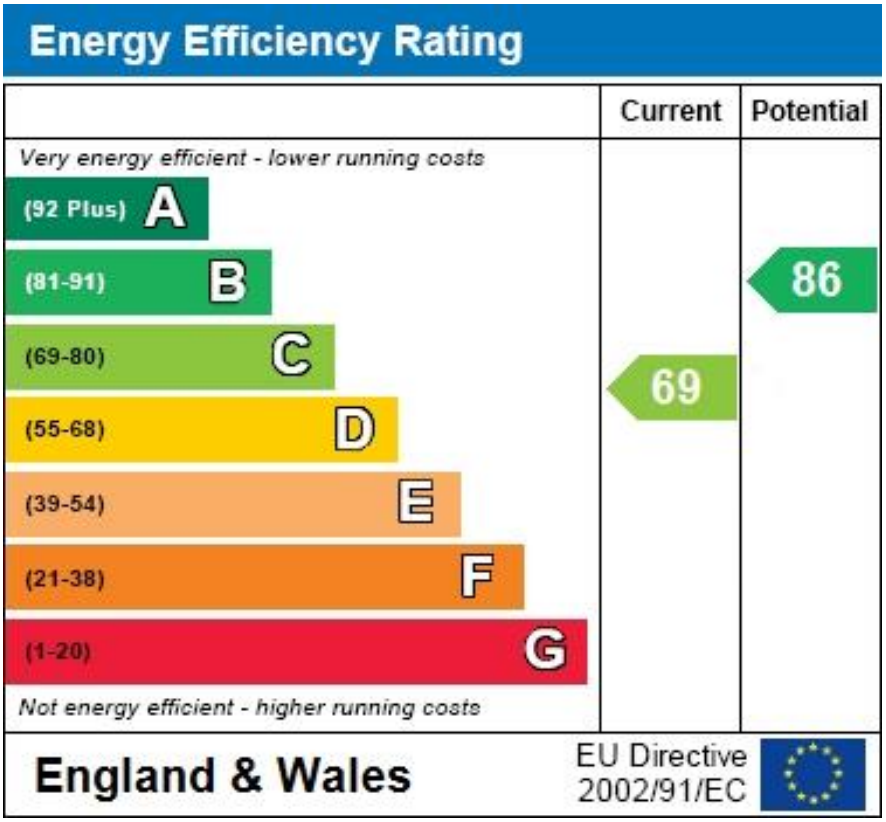




Floor Plan


Ground Floor
First Floor
Kitchen
4.84m (15'11") max
x 4.00m (13'1")
Living
Room
3.73m (12'3") max
x 4.00m (13'1")
Bathroom
2.43m x 1.77m
(8' x 5'10")
Bedroom 2
3.64m x 2.96m
(11'11" x 9'8")
2.11m x 1.77m
(6'11" x 5'10")
Bedroom 1
3.77m x 4.48m
(12'4" x 14'8")

Energy Performance Certificate



Address:
519 Middleton Road
Chadderton
OL9 9SH

Tel: 0161 626 0333
Email: sales@aschadderton.com

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.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.