



Price £225,000

73 Partridge Way, Chadderton, OL9 0NT

- Semi Detached Property
- Two Double Bedrooms
- Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Converted Garage
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking
- Popular Residential Area
- Viewings Are Highly Recommended

This beautifully presented, two double bedoomed, semi-detached property, offers generous living accommodation with the addition of a converted garage providing a second reception room and conservatory. The property is situated in a popular residential area of North Chadderton, within easy access of excellent local schools and amenities, walking distance of public transport links including Mills Hill train station and just a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, open plan lounge/dining room, modern fitted kitchen, converted garage providing second reception room, conservatory, two double bedrooms and modern bathroom. Externally to the front of the property is a driveway providing off road parking and leading to an attached garage which has retained a front section for storage, whilst to the rear of the property is a tiered rear garden with patio areas and open views beyond. The property further benefits from UPVC double glazing and gas central heating. Viewing the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a composite double glazed entrance door.

OPEN PLAN/DINING ROOM: With feature electric fire and surround, wooden flooring, radiator and UPVC double glazed window.



KITCHEN: Modern range of wall and base units, one and a half bowl sink unit, space for oven, plumbed for washing machine, tiled flooring and UPVC double glazed window.



CONSERVATORY: Of UPVC double glazed construction with UPVC double glazed doors leading to rear garden.



CONVERTED GARAGE: Laminate flooring, radiator, vaulted ceiling with inset spotlights, velux window and UPVC double glazed sliding door leading to conservatory.

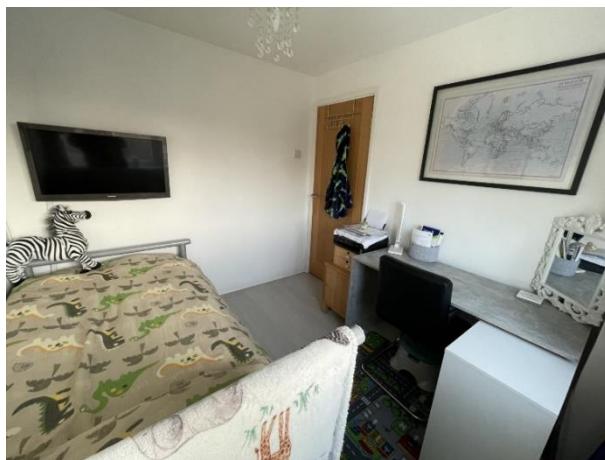


LANDING: With loft access hatch.

BEDROOM ONE: Front double bedroom with fitted wardrobes, radiator and two UPVC double glazed windows.



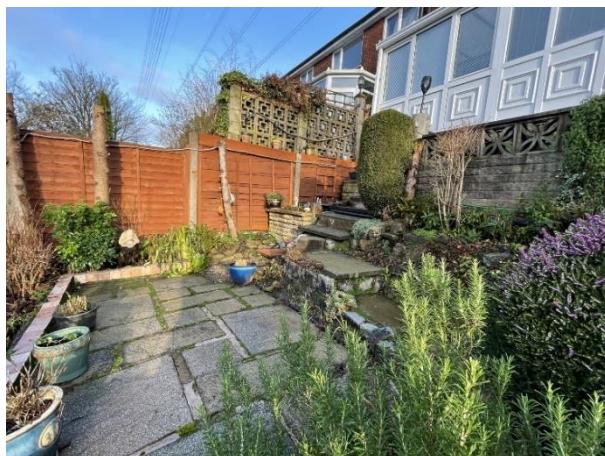
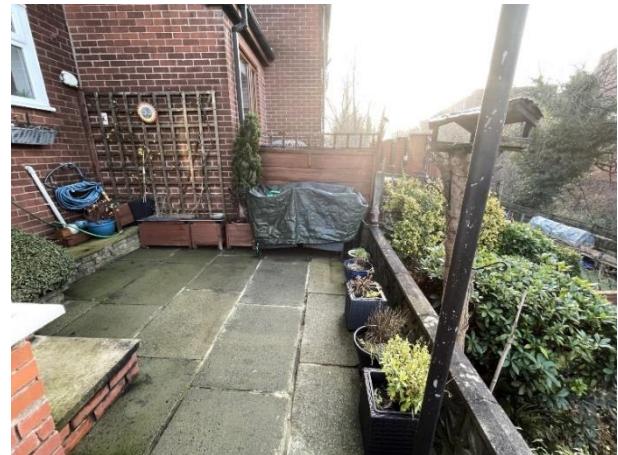
BEDROOM TWO: Rear double bedroom with laminate flooring, radiator and UPVC double glazed window.



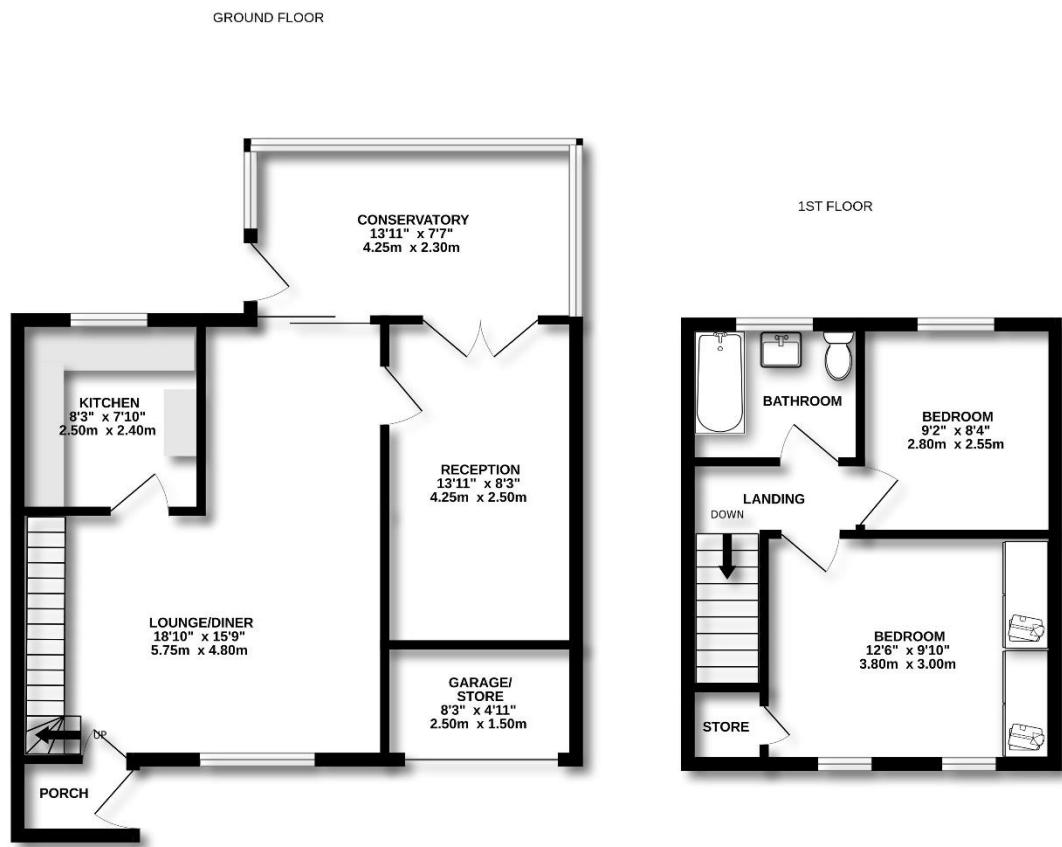
BATHROOM: Modern bathroom suite comprising of bath with overhead shower, vanity sink unit and WC, towel radiator and UPVC double glazed window.



OUTSIDE: Externally to the front of the property is a driveway providing off road parking and leading to an attached garage which has retained a front section for storage, whilst to the rear of the property is a tiered rear garden with patio areas and open views beyond.

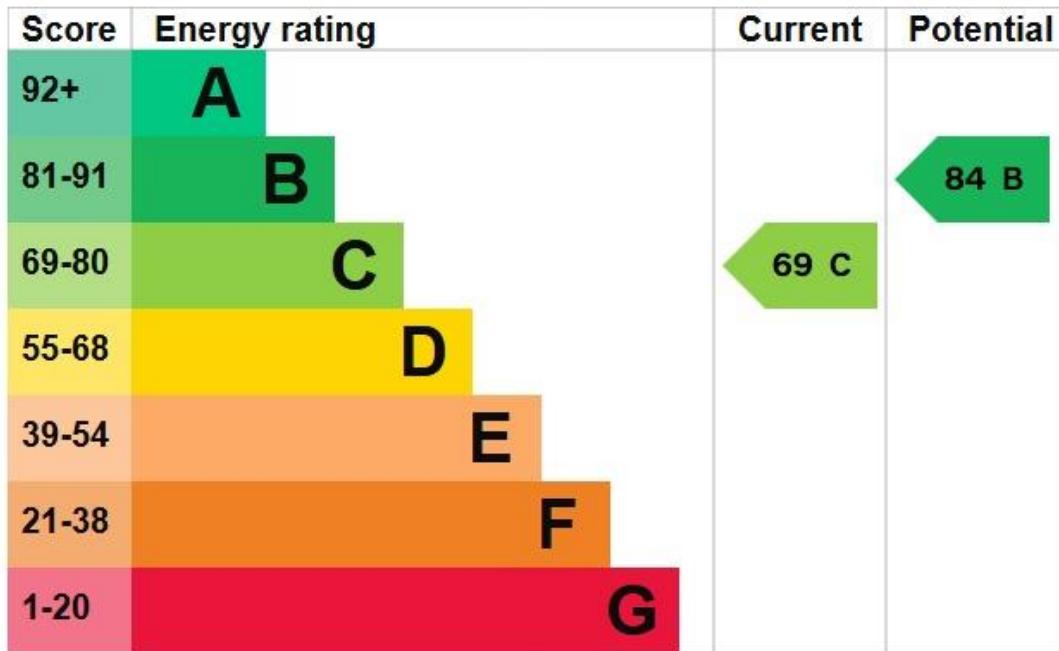


Floor Plan



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 guidance 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



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.

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Please contact the office before viewing the property.