



**Price £150,000**

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**37 Redwood, Oldham**

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- NO CHAIN
- Ideal For FTB/Investor
- Mid Terrace Bungalow
- One Double Bedroom
- Lounge
- Kitchen
- Enclosed Rear Yard
- Off Road Parking
- Popular Residential Area
- Viewings Are Highly Recommended

**\*NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION\***

Ideal for first time buyers property investors or those looking to downsize, is this one bedroom, mid terrace bungalow, which is situated on the popular Firwood Park Development within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance, lounge, kitchen, double bedroom and shower room. Externally to the front of the property is a driveway providing off road parking, whilst to the rear of the property is an enclosed rear garden which is fully paved with garden shed. The property further benefits from gas central heating and UPVC double glazing and viewing the property is highly recommended.

**INTERNAL ACCOMMODATION :**

**ENTRANCE HALL :** Via a UPVC double glazed entrance door.

**LOUNGE :** With laminate flooring, wall mounted electric fire, radiator and UPVC double glazed door with side windows leading to rear garden.



**KITCHEN :** With a range of wall and base units, integrated oven with four ring halogen hob with extractor hood above, stainless steel sink unit with mixer tap, plumbed for washing machine, space for fridge and UPVC double glazed window.



**LANDING :**

**BEDROOM :** Double bedroom with fitted wardrobes, laminate flooring, radiator and UPVC double glazed window.



**SHOWER ROOM :** Comprising of shower cubicle, vanity sink unit and WC, towel radiator, fully tiled walls and UPVC double glazed window.

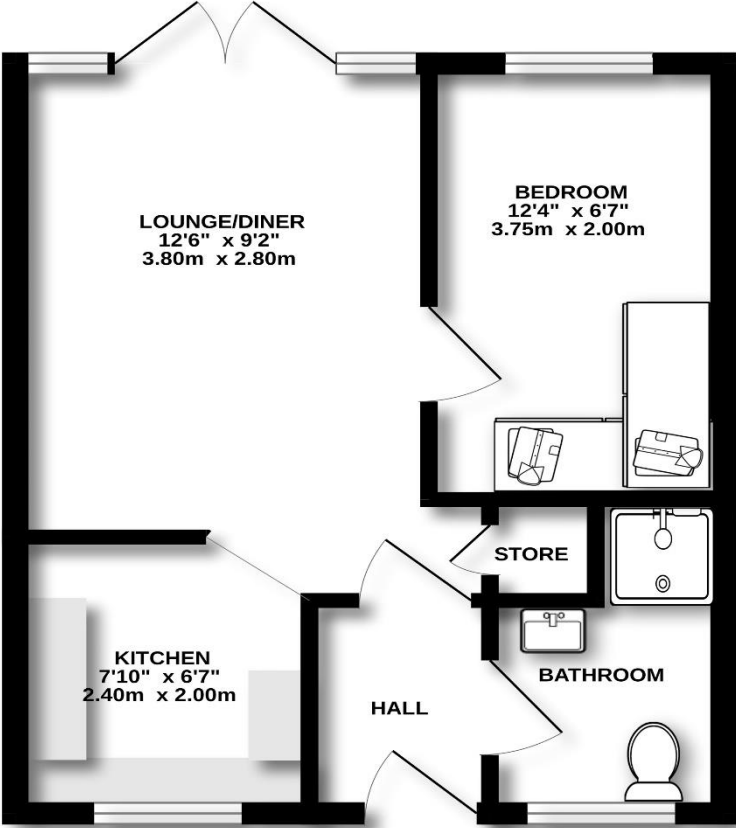


OUTSIDE : Externally to the front of the property is a driveway providing off road parking, whilst to the rear of the property is an enclosed rear garden which is fully paved with garden shed.



# Floor Plan

## GROUND 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+	<b>A</b>		
81-91	<b>B</b>		89 <b>B</b>
69-80	<b>C</b>	70 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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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.

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.