



Guide Price Of £175,000

4 Avon Road, Oldham

- Ideal for Investor/Developers
- Semi-Detached Bungalow
- Two Double Bedrooms
- Lounge
- Dining Kitchen
- Bathroom
- Gardens To Front Side & Rear
- Potential To Extend
- Popular Residential Area
- Viewings Are Highly Recommended

This two double bedroom, semi detached bungalow is in need of a complete renovation suitable for cash buyers or developers, and is situated on a substantial corner plot with the potential for extension, subject to obtaining all relevant permissions. The property is situated within a popular residential area of North Chadderton, within easy access 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 porch, entrance hall, lounge, dining kitchen, two double bedrooms and bathroom. Externally the property has gardens to front side and rear and also a rear driveway leading to a detached garage.

INTERNAL ACCOMMODATION :

ENTRANCE PORCH : Via a UPVC double glazed entrance door.

ENTRANCE HALL : Via a wooden glazed entrance door with electric wall heater.

LOUNGE : To the front of the property with fireplace, electric wall heater and UPVC double glazed window.



DINING KITCHEN : Base unit with stainless steel sink unit, plumbed for washing machine, space for oven, electric wall heater, UPVC double glazed window and UPVC double glazed door leading to rear garden.



BEDROOM 1 : Rear double bedroom with built in cupboards, electric wall heater and UPVC double glazed window.



BEDROOM 2 : Front double bedroom with electric wall heater and UPVC double glazed window.



BATHROOM : Comprising of bath sink and WC, loft access hatch, and UPVC double glazed window.

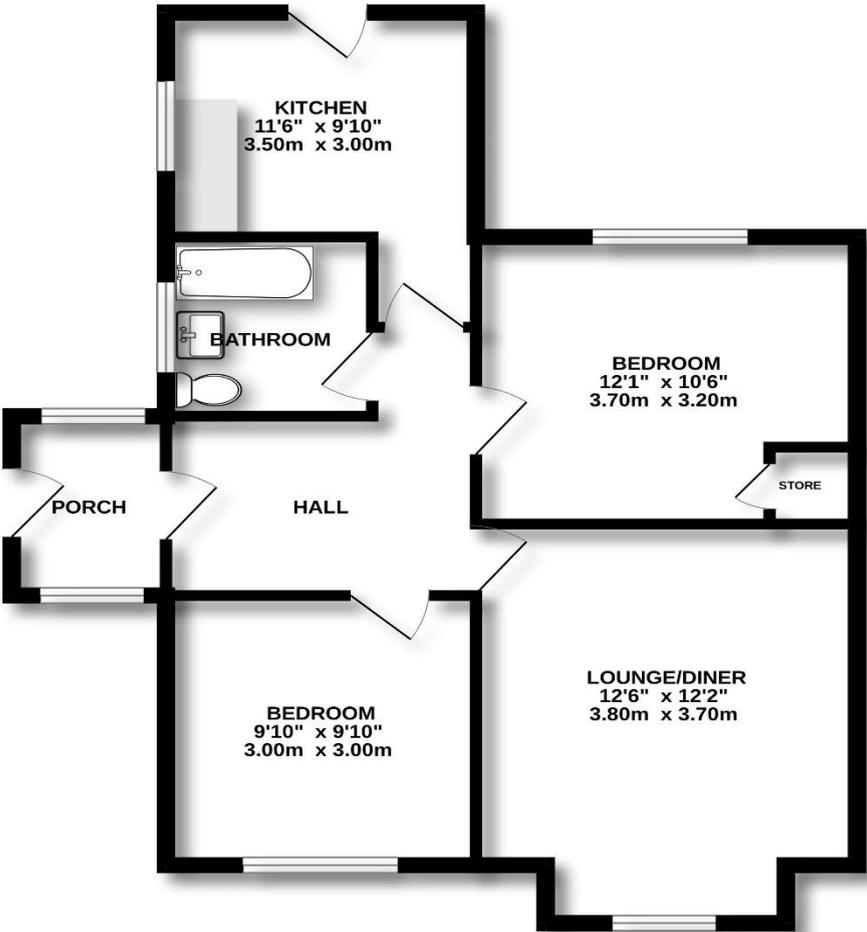


OUTSIDE : Externally the property has gardens to front side and rear and also a rear driveway leading to a detached garage.



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+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	

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Please contact the office before viewing the property.