



Price £175,000

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269 Denton Lane, Chadderton

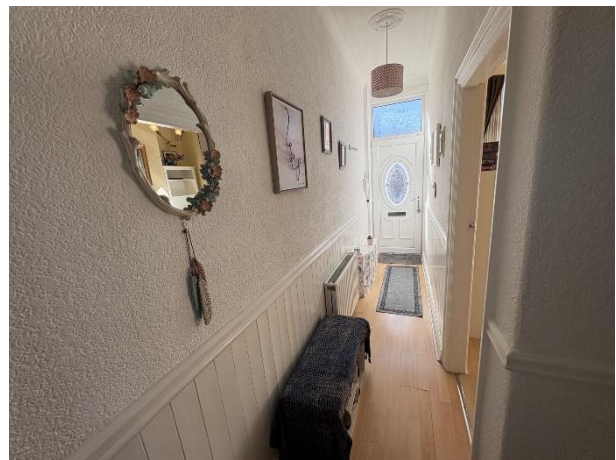
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- Mid Terrace Property
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen
- Family Bathroom
- Enclosed Rear Garden
- Easy Access To Metrolink System
- Ideal For FTB/Investor
- Popular Residential Area
- Viewings Are Highly Recommended

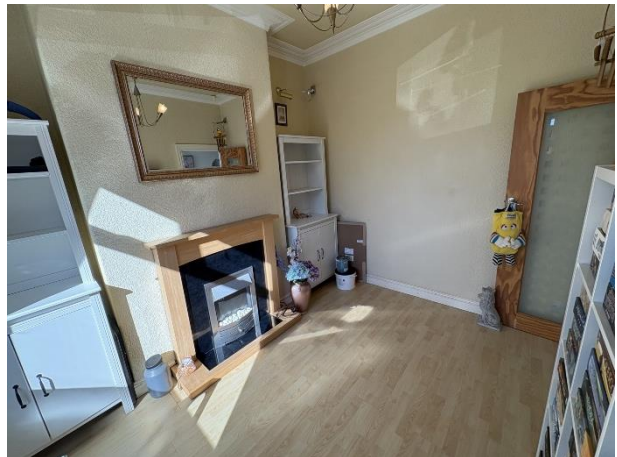
This well presented, two double bedroom mid terrace property offers generous sized living accommodation with the benefit of two reception rooms and kitchen and is situated within a popular residential area of Chadderton within easy access and walking distance of excellent local schools and amenities, public transport links, including the Metrolink system and a short drive from the Northwest motorway network. Internal accommodation, briefly comprises of entrance hall, lounge, dining/sitting room to rear, kitchen, two double bedrooms and family bathroom. Externally, to the front of the property is a small forecourt garden, whilst to the rear of the property is a low maintenance paved garden 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 HALL :** Via a UPVC double glazed entrance door with radiator and stairs leading to first floor.



**LOUNGE :** To front of property with laminate flooring, feature fireplace and surround, radiator and UPVC double glazed window.



**SECOND RECEPTION ROOM :** With laminate flooring, understairs storage cupboard, wall mounted electric fire, UPVC double glazed French doors with skylight above.



**KITCHEN :** With a range of wall and base units, stainless steel sink unit with mixer tap, space for oven, plumbed for washing machine, radiator and UPVC double glazed window.



**BEDROOM ONE :** A generous front double bedroom with feature cast iron fireplace, radiator, built in storage cupboard, spotlights to ceiling and UPVC double glazed window.



**BEDROOM TWO** : A rear double bedroom with built in storage cupboard with radiator and UPVC double glazed window.



**BATHROOM** : Comprising of bath with overhead electric shower, sink and WC, built in cupboard, towel radiator, fully tiled walls and floor, spotlights to ceiling and UPVC double glazed window.

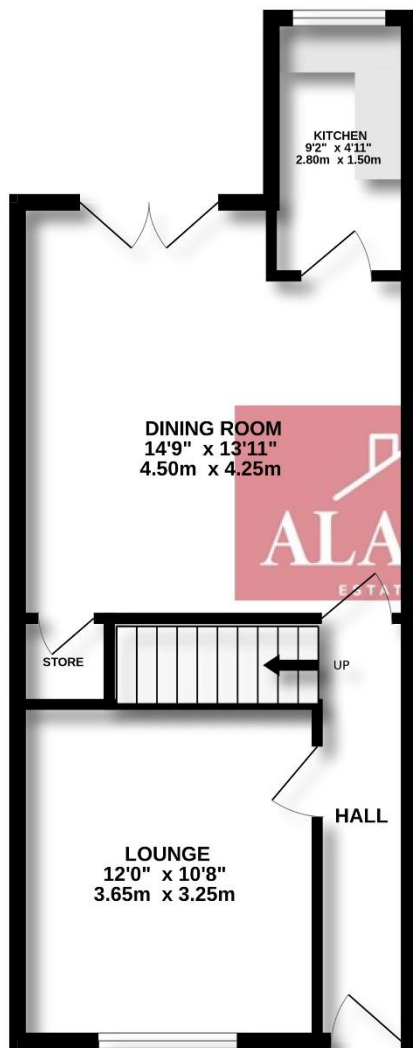


**OUTSIDE** : Externally, to the front of the property is a small forecourt garden, whilst to the rear of the property is a low maintenance paved garden with gated rear access.

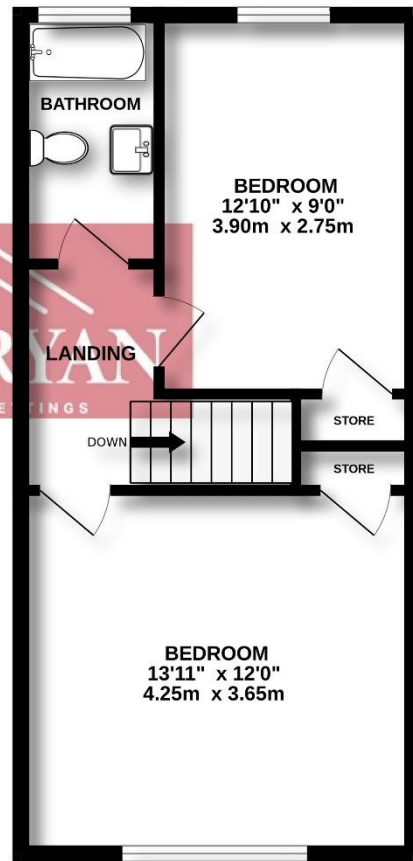


# Floorplan

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+	<b>A</b>		
81-91	<b>B</b>		<b>84 B</b>
69-80	<b>C</b>	<b>69 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Address:  
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 Chadderton  
 OL9 9SH

Tel: 0161 626 0333  
 Email: [sales@schadderton.com](mailto:sales@schadderton.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.