



Price £525,000

5 Hill Top, Chadderton, OL1 2SB

- RARE OPPORTUNITY
- Semi Detached Extended Property
- Substantial Garden To Side & Rear
- Two Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Ample Off Road Parking To Side
- Detached Garage With Approved Planning
- Sought After Countryside Location
- Viewing Is Highly Recommended

Rare opportunity to buy a stunning high quality property situated on substantial plot with approved planning already granted to convert the detached garage into a separate residential bungalow with the possibility of obtaining a separate title for conversion and therefore offers the potential to sell as a separate dwelling. Situated on the highly sought after area of Healds Green, with open countryside on your doorstep yet within minutes of excellent local schools, amenities and public transport links is this extended two bedroom end cottage which has been transformed into a stunning family home offering deceptive spacious living accommodation and is presented as a turn key property ready for someone to move into. In addition to offering amazing internal living the property also boasts a superbly presented substantial rear and side garden, ideal for enjoying outside family life. Although the property is being sold with two bedrooms, there is an option to convert this back to its original footprint of three bedrooms. Viewing of this property is highly recommended to fully appreciate the scale and quality the property has to offer.

INTERNAL ACCOMODATION:

LOUNGE: With wooden flooring, radiator, feature Inglenook fireplace with inset log burner, spotlights to ceiling and UPVC double glazed bay window with fitted wooden blinds.



SITTING ROOM: With wooden flooring, solid oak staircase leading to first floor, feature Inglenook fireplace, radiator and spotlights to ceiling and two UPVC double glazed bay windows.



OFFICE: With wooden flooring, radiator, Velux window and UPVC double glazed window.



DINING KITCHEN: With a range of modern wall and base units with granite worktops, inset one and a half bowl stainless sink unit with mixer tap, integrated double oven, four ring hob with extractor hood above, breakfast bar, integrated fridge freezer, dishwasher and washing machine, and UPVC Bi-fold doors leading to rear garden.





LANDING: With radiator and UPVC double glazed window.



BEDROOM ONE: A front double bedroom with feature cast iron fireplace, radiator and two UPVC double glazed windows.



BEDROOM TWO: With fitted wardrobes, radiator and two UPVC double glazed windows.



SHOWER ROOM: A modern shower room comprising of walk in shower, vanity sink unit and WC, built in cupboard, fully tiled walls and floor, radiator and UPVC double glazed window.



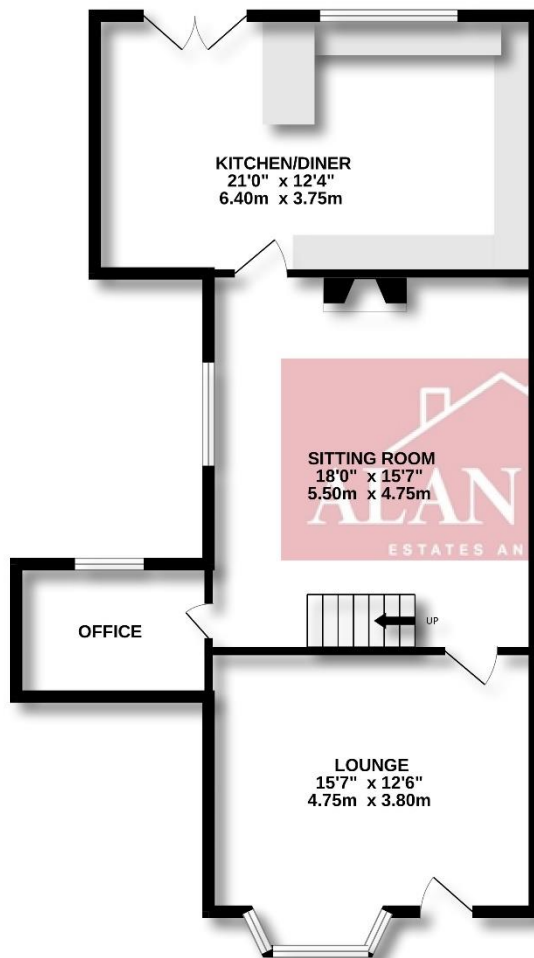
OUTSIDE: Externally to the front of the property is a small lawn garden with central steps whilst to the side and rear of the property is a substantial garden with Indian slate patio, steps leading to lawn garden, wooden double gates to the side of the property leading to off road parking and a detached garage which has approved planning for a conversion into a detached bungalow.



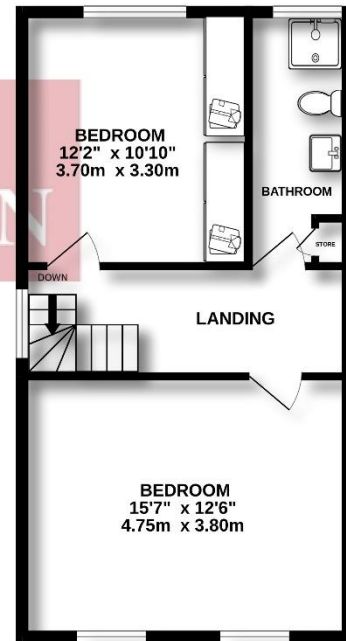


Floor Plan

GROUND FLOOR

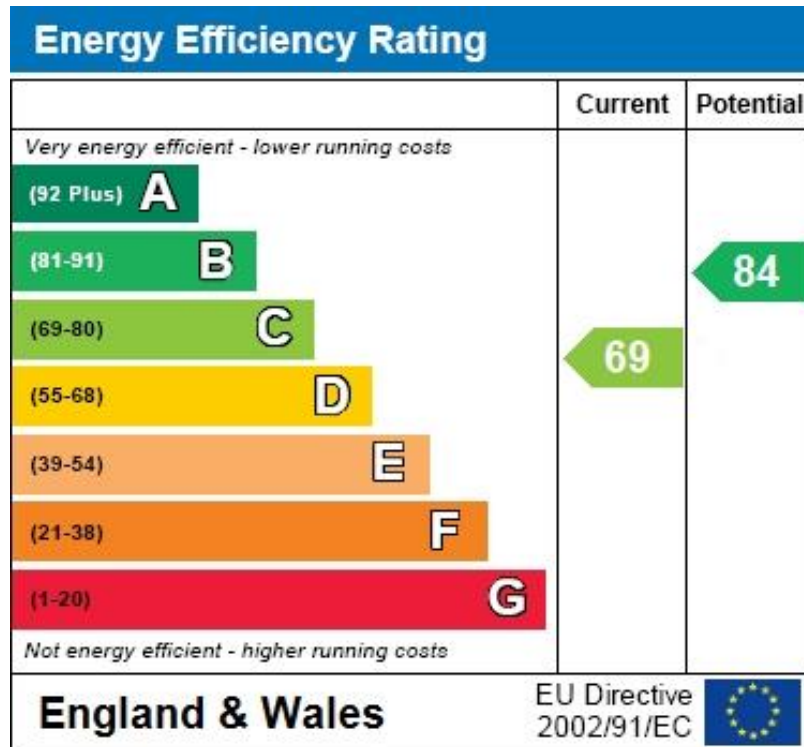


1ST FLOOR



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



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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.

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Please contact the office before viewing the property.