



Offers Over £230,000

Richmond Avenue, Oldham

- Semi Detached Property
- Four Bedrooms
- Lounge
- Open Plan Dining Kitchen
- Generous Family Bathroom
- Ample Off Road Parking
- Low Maintenance Garden
- Three Floors
- Popular Residential Area
- Viewings Are Highly Recommended

Alan Ryan Estates are pleased to bring to market this deceptively spacious, four bedroom, semi detached property situated in a popular residential area of Chadderton, within easy access of excellent local schools and amenities, public transport links, Coalshaw Green Park and a short drive from the Northwest motorway network. Internally, all the ground floor comprises of an entrance hall, lounge, substantial dining kitchen, whilst to the first floor are three bedrooms and family bathroom and to the second floor is bedroom four. Externally to the front of the property is a generous driveway providing ample off-road parking, whilst to the rear is a block paved patio area, Astroturf lawn garden and gated side access. The property further benefits from ample off road parking, UPVC double glazing and gas central heating. Viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a composite double glazed entrance door, with laminate flooring, radiator, under stairs storage, fitted cupboards and stairs leading to first floor.



LOUNGE : With laminate flooring, radiator, open feature fireplace and UPVC double glazed window to front elevation.

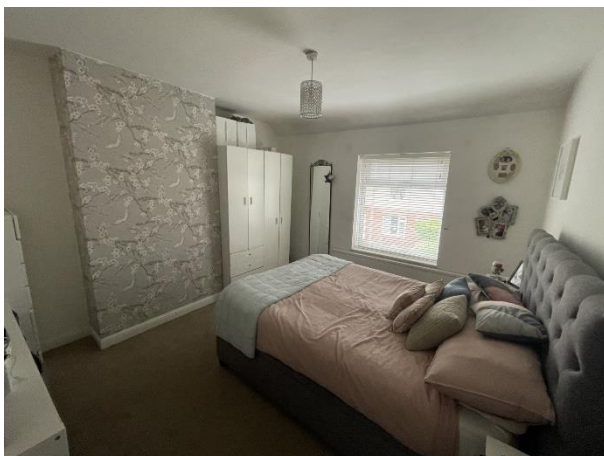


DINING KITCHEN : A substantial dining kitchen, with a range of wall and base units, integrated oven and microwave, four ring gas hob with extractor hood above, plumbed for washing machine, integrated dishwasher, breakfast bar, spotlights to ceiling, laminate flooring throughout, radiator and UPVC double glazed door with side window leading to rear garden.



LANDING : UPVC double glazed window and stairs leading to second floor.

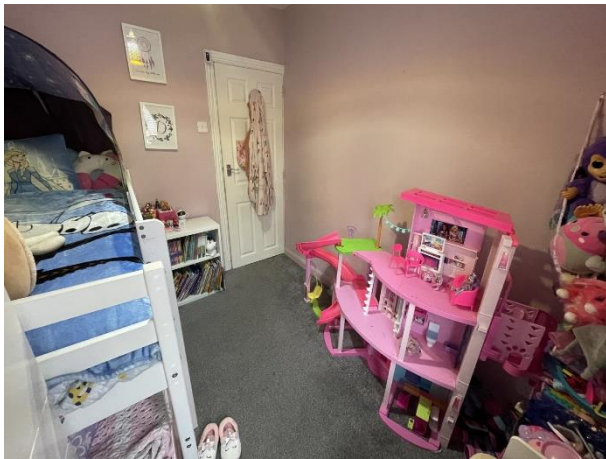
BEDROOM ONE : A front double bedroom with radiator and UPVC double glazed window.



BEDROOM TWO : A rear double bedroom with built in wardrobes and cupboards, radiator and UPVC double glazed window.



BEDROOM THREE : A generous sized, front single bedroom with radiator and UPVC double glazed window.



BATHROOM : A generous sized family bathroom comprising of bath with overhead electric shower, sink and WC, towel radiator, spotlights to ceiling and two UPVC double glazed window.



BEDROOM FOUR : With spotlights to ceiling and velux window.

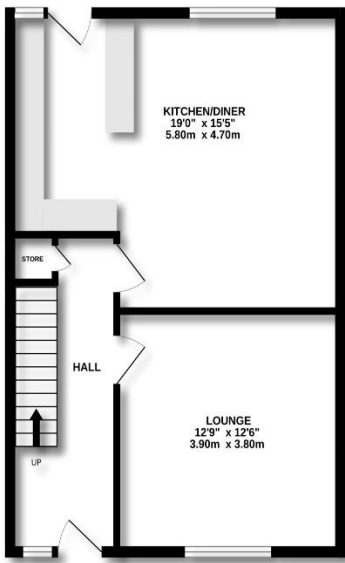


OUTSIDE : Externally to the front of the property is a generous driveway providing ample off-road parking, whilst to the rear is a block paved patio area, Astroturf lawn garden and gated side access.

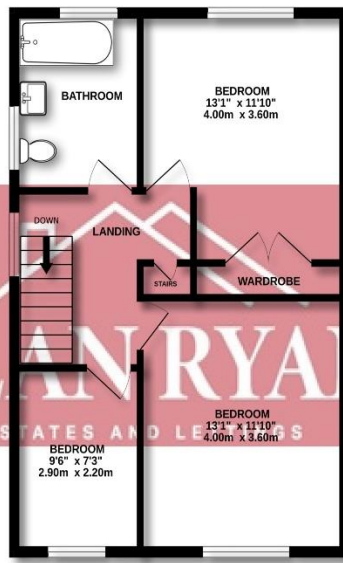


Floor Plan

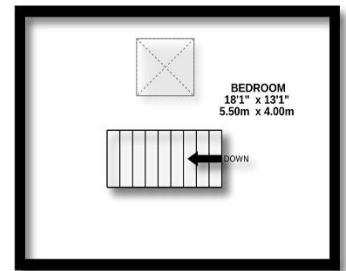
GROUND FLOOR



1ST FLOOR



2ND 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		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.