



**Offers Over £335,000**

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**Newbank Chase, Oldham**

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- Detached Property
- Three Double Bedrooms
- Two Reception Rooms
- Kitchen With Dining Area
- Conservatory
- Downstairs WC
- Family Bathroom
- Master With En-Suite
- Double Garage
- Generous Rear Garden
- Viewings Are Highly Recommended

Alan Ryan Estates are pleased to present this well proportioned three bedroom detached home, offering versatile living space ideal for family living. Situated in a popular residential of North Chadderton the property is within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. The property features two generous reception rooms, downstairs WC, kitchen opening to dining area, conservatory and double garage all to the ground floor. Whilst to the first floor are three double bedrooms, master bedroom with en-suite and built in wardrobe space, and family bathroom. To the front of the property is a generous block paved driveway providing ample off road parking whilst to the rear is an enclosed lawn garden with a patio area and shrub borders. The property further benefits from UPVC double glazing and gas central heating and viewing the property is highly recommended.

#### INTERNAL ACCOMMODATION :

**ENTRANCE :** Via a UPVC double glazed entrance door with inner porch and inner door leading to entrance hall with radiator and stairs leading to first floor.



**DOWNSTAIRS WC :** With vanity sink unit, WC, radiator and extractor fan.



**LOUNGE :** With feature fireplace, radiator, UPVC double glazed window to front and sliding doors leading to conservatory.



**DINING ROOM :** Front reception room with radiator and UPVC double glazed window.



**KITCHEN :** With a range of wall and base units, four ring hob with extractor hood above, tiled splashback, one and a half stainless steel sink units with mixer tap, space for fridge/freezer, double glazed window to the rear and opening to dining area.





CONSERVATORY : Of brick and UPVC construction with French doors leading to rear garden.



LANDING : With loft access hatch.



**BEDROOM ONE :** Master bedroom with ample built in wardrobe space, bedroom furniture, laminate flooring, radiator, dressing room with built in dresser, spotlights to ceiling and front and rear double glazed window windows.



**ENSUITE :** With vanity sink and unit, shower cubicle with electric shower, WC, heated chrome towel rail, spotlights, extractor fan and double glazed window to the rear.



**BEDROOM TWO :** Large rear double bedroom with built-in wardrobes, radiator and UPVC double glazed window.



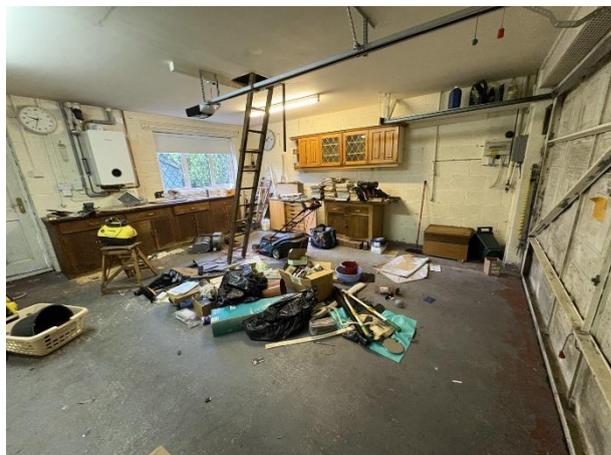
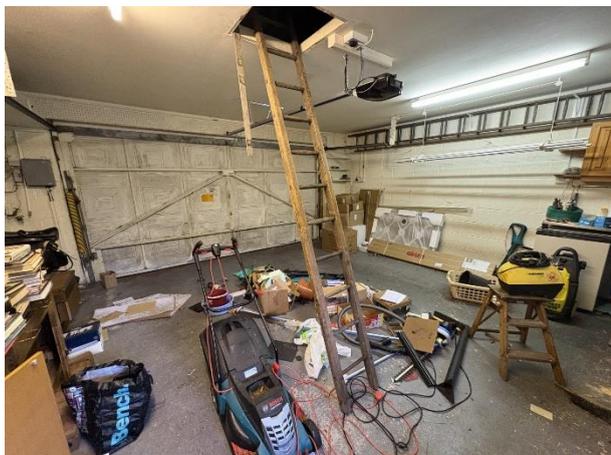
**BEDROOM THREE :** Front double bedroom with built-in wardrobes and bedroom furniture, radiator and UPVC double glazed leaded window to the front.



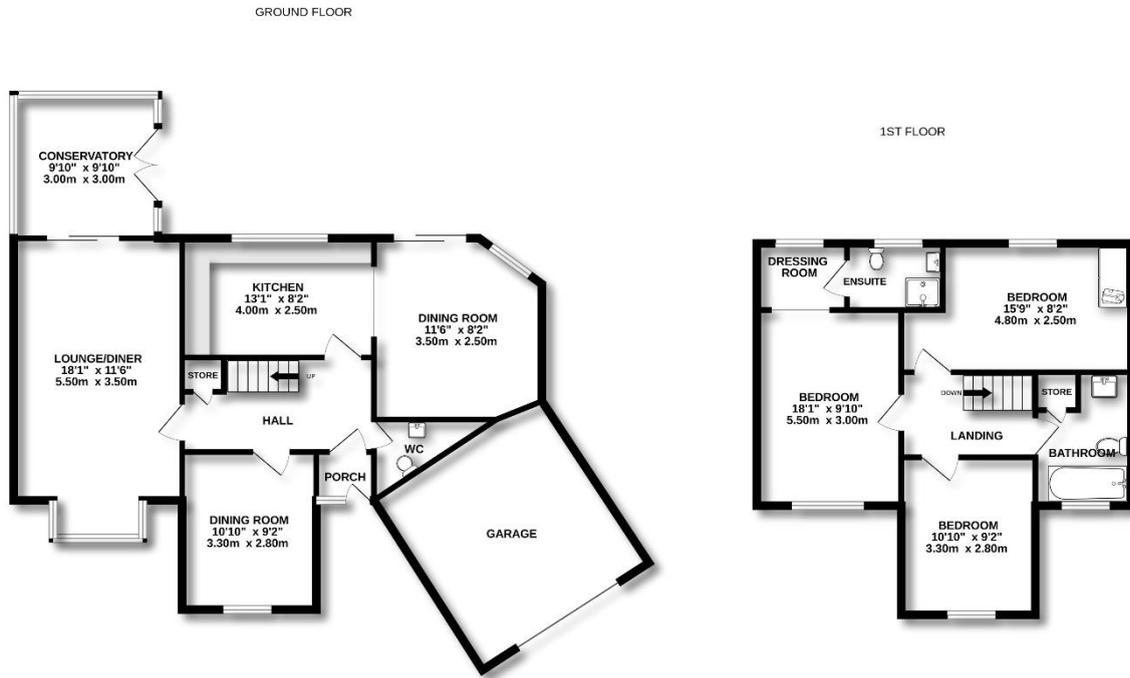
**BATHROOM WC :** Comprising of large corner bath with shower off mixer tap, sink and WC, built-in storage cupboard, radiator, extractor fan and window.



OUTSIDE : To the front of the property is a generous block paved driveway providing ample off-road parking with a double garage to the front, whilst to the rear is an enclosed lawn garden with a patio area and shrub borders.



# Floorplan- To be added



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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.