FAILSWORTH: 754 OLDHAM ROAD, FAILSWORTH, M35 9FE. T: 0161 681 2371
LEES: 102 HIGH STREET, LEES, OLDHAM, OL4 5DJ. T: 0161 628 7660



# 114 Broadway

## Chadderton, Oldham, OL9 0AA

**Offers Over £300,000**

3 2 1 C

Spacious Three-Storey Semi-Detached Bungalow in a Popular Residential Location
This attractive, well-maintained and generously proportioned semi-detached bungalow offers versatile family accommodation arranged over three floors, ideally situated on Broadway in a popular residential area of Royton.

The ground floor comprises a welcoming entrance hall, a spacious open-plan lounge and dining room, a modern fitted kitchen, a bedroom and a convenient downstairs shower room.

A particularly notable feature is the substantial cellar, extending beneath the majority of the ground floor and offering excellent potential for conversion, subject to the necessary planning permissions and building regulations. This space could provide additional accommodation, a home office, a hobby room or further practical storage.







**Front of the house**

**Hallway**

**Kitchen**

**Living/ Dinning room**

**Down stairs shower room**

**Bedroom 1 Downstairs**

**lounge area cellar**

**cellar 2**

**Cellar 3**

**Bedroom 2 upstairs**

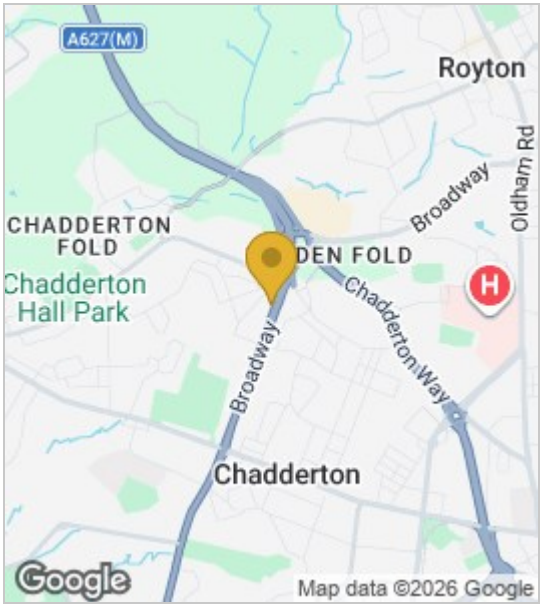
**Bathroom upstairs**

**Bedroom 3 upstairs**

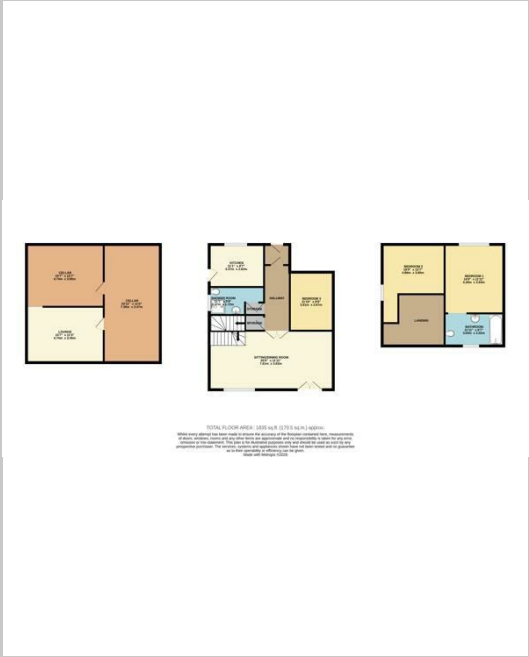
**Landing**

**Back Garden**

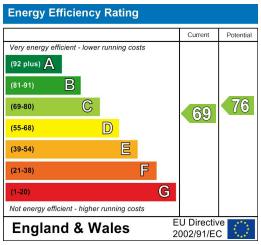
## Area Map

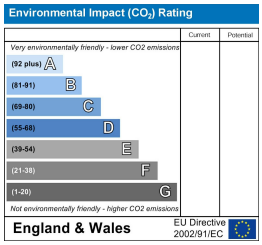



## Floor Plans



## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.