

# HUNTERS®

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## Foxdenton Lane

Chadderton, OL9 9QS

Price £160,000



- CONVENIENTLY LOCATED
- 2 BEDROOMS
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- EPC RATING C

- MID TERRACE
- GAS CENTRAL HEATING
- YARD TO REAR
- NO ONWARD CHAIN

Tel: 0161 669 4833

# Foxdenton Lane

Chadderton, OL9 9QS

Price £160,000



Situated in a popular residential area on Foxdenton Lane, Chadderton, OL9 9QS, this two-bedroom mid-terrace property offers convenient access to local amenities, schools, transport links, and nearby green spaces including sports fields visible from some rooms. It presents an excellent opportunity for first-time buyers or those looking to downsize.

The accommodation briefly comprises: an entrance hallway leading to a welcoming reception room with feature fireplace, and a practical kitchen diner to the rear with fitted units, space for appliances, and access to the rear yard. To the first floor are two good-sized bedrooms and a three-piece family bathroom with bath, wash basin, WC, and heated towel rail.

Benefits include gas central heating and uPVC double glazing throughout, ensuring comfort and efficiency. While the property would benefit from cosmetic updating and modernisation to suit personal tastes, it offers excellent potential.

Externally, there is an enclosed rear yard with patio area, ideal for low-maintenance outdoor space, plus gated access.

Early viewing is highly recommended to appreciate the potential on offer.

EPC Rating C



## Vestibule

Upvc entrance door.

## Lounge

14'7" x 13'3" (4.45m x 4.03m)

Fire with feature surround, Upvc double glazed window, radiator.

## Kitchen/Diner

14'7" x 10'10" (4.45m x 3.30m)

Fitted wall and base units with work surfaces and splash back. Upvc double glazed window, radiator. Upvc door leading to rear garden. Stairs leading to first floor landing.

## Landing

### Bedroom 1

14'7" x 13'3" (4.45m x 4.03m)

Upvc double glazed window, radiator..

### Bedroom 2

10'10" x 7'11" (3.30m x 2.40m)

Upvc double glazed window, radiator.

## Bathroom

6'9" x 5'8" (2.05m x 1.73m)

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc. Upvc double glazed window, radiator.

## Rear Garden

The rear garden is paved for easy maintenance and enclosed by wooden fencing and brick walls. It includes a garden shed and some shrubbery, offering a private outdoor space suitable for seating and light gardening.

## Front Exterior

The front exterior reveals a traditional red-brick terraced house with a small low wall and gate leading to the front door.

## Material Information - Oldham

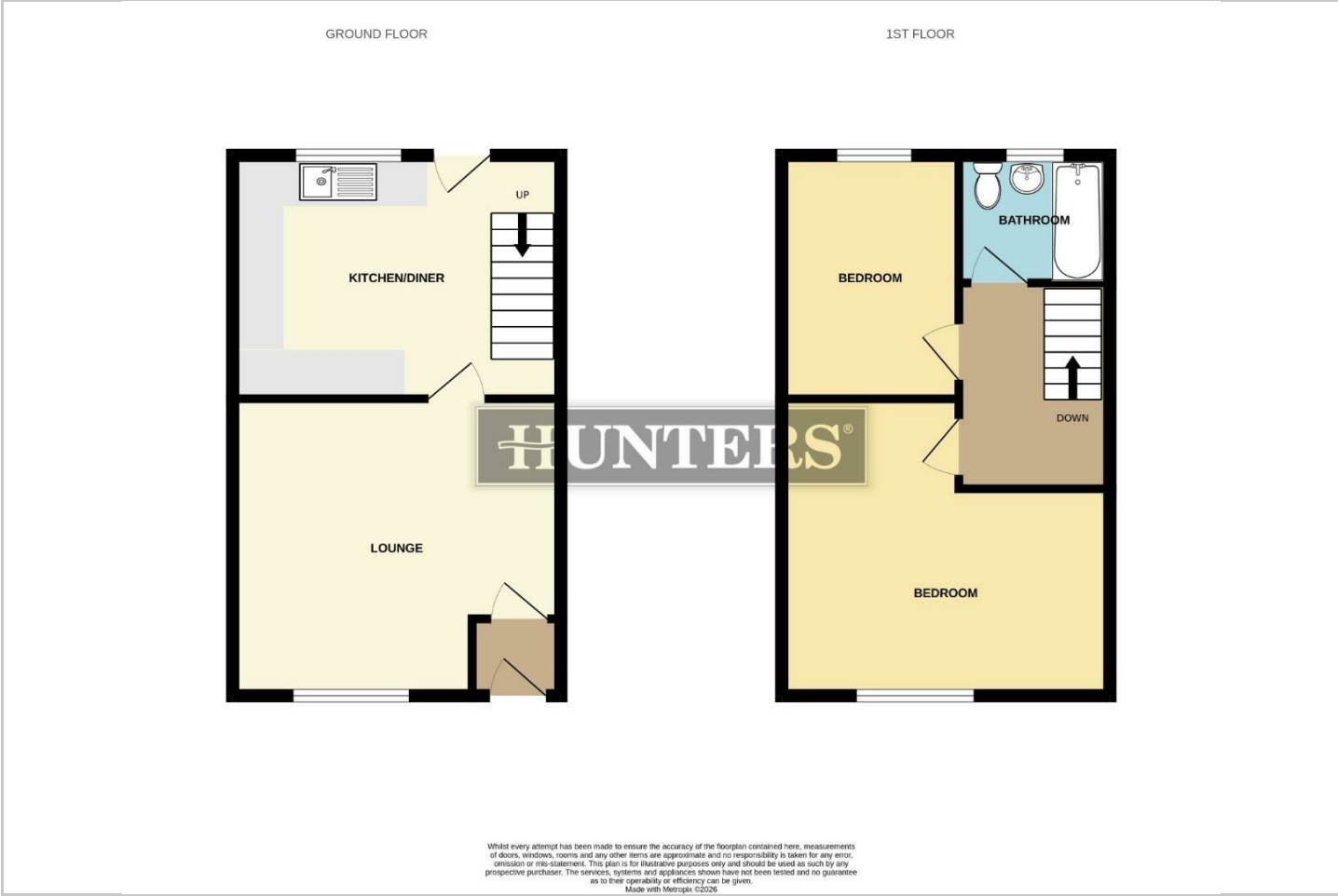
Tenure Type; A

Leasehold Years remaining on lease; 848

Leasehold Ground Rent Amount, £4.00

Council Tax Banding; A

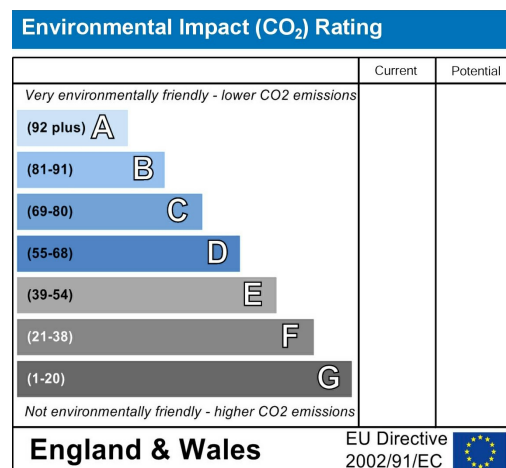
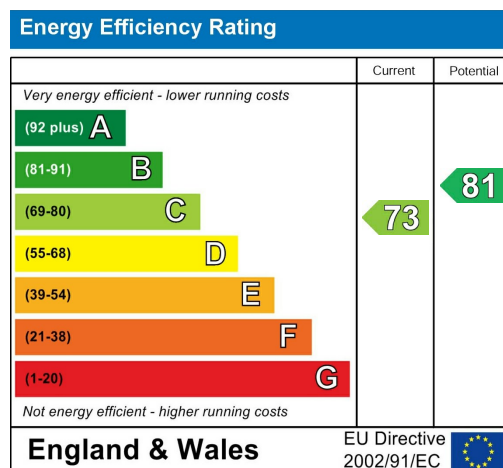
Floorplan







## Energy Efficiency Graph

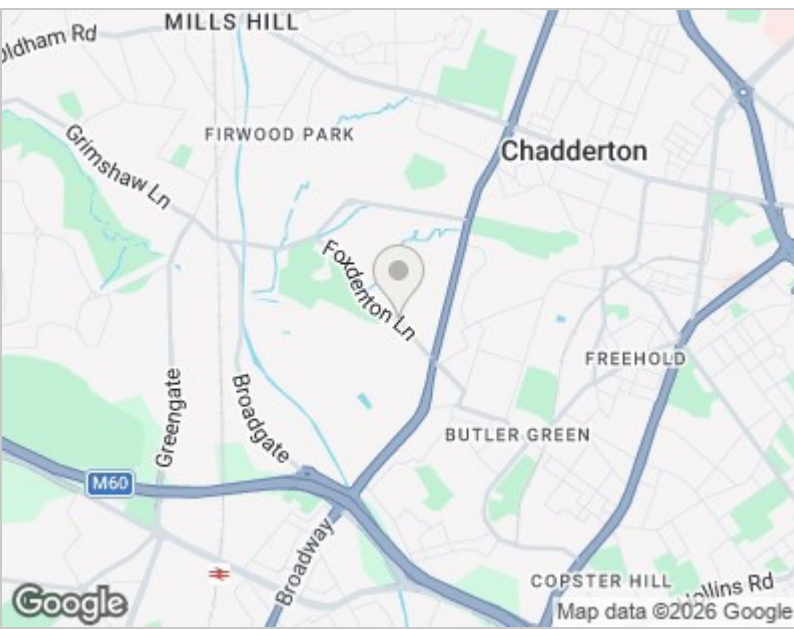


## Viewing

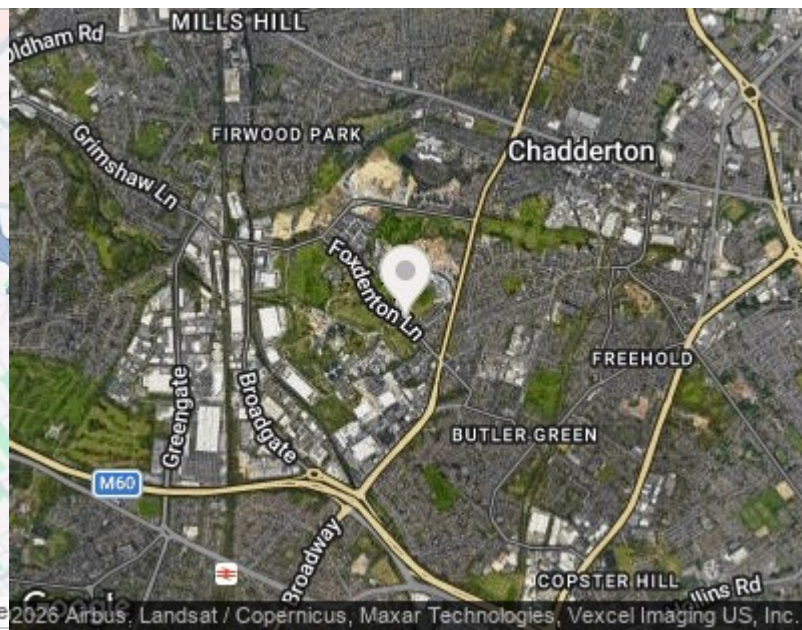
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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