



41 Cathedral Road, Chadderton, Oldham, OL9 0AY
£375,000

LOOKING FOR A PROPERTY WITH TREMENDOUS POTENTIAL LOOK NO FURTHER THAN THIS HOUSE EXTENDED DETACHED | FOUR BEDROOMS | THREE RECEPTION ROOMS | LARGE PLOT | NO CHAIN | The ground floor comprises of an entrance hall, washroom, lounge, dining room, breakfast room, kitchen, bathroom & WC and store room. The first floor provides three bedrooms, WC room and landing. On a corner plot with a garden area at the front plus off road parking. There is a side garden, rear driveway and detached garage and a spacious rear garden. A Freehold property. Situated close to local amenities and good schools.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

WASH ROOM

4'1" x 7'2" (1.27 x 2.20)

LOUNGE

10'5" x 22'6" (3.19 x 6.87)

DINING ROOM

8'9" x 18'11" (2.68 x 5.78)

BREAKFAST ROOM

11'0" x 8'0" (3.36 x 2.44)

KITCHEN

13'4" x 14'7" (4.07 x 4.45)

Single drainer, stainless steel, sink unit. Electric hob, oven and grill. A range of wall and base units with worktops.

BATHROOM & WC

8'10" x 14'5" (2.70 x 4.40)

Four piece suite, shower cubicle, fully tiled.

STORE ROOM

5'5" x 3'1" (1.66 x 0.94)

FIRST FLOOR

BEDROOM ONE

16'9" x 14'6" (5.11 x 4.43)

BEDROOM TWO

10'6" x 17'1" (3.22 x 5.22)

BEDROOM THREE

9'2" x 17'3" (2.80 x 5.26)

BEDROOM FOUR

7'10" x 9'11" (2.40 x 3.04)

WC

5'2" x 2'4" (1.60 x 0.72)

Low level WC.

LANDING

EXTERNALLY

Front garden and parking. Side garden area, driveway leading to a detached garage and a large rear garden.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending

purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



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