



Price £190,000

47 Kingston Avenue, Oldham, OL9 8LL

- Semi-Detached Property
- Two Double Bedrooms
- Lounge
- Kitchen
- Conservatory
- Modern Family Bathroom
- Off Road Parking
- Enclosed Rear Garden
- Popular Residential Area
- Viewings Are Highly Recommended

Situated in a popular residential area of Chadderton is this well presented two double bedroom, semi detached property which is an ideal starter home and is conveniently situated for excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, kitchen, conservatory, two double bedrooms and modern family bathroom. Externally to the front of the property is a driveway providing off road parking, whilst to the rear of the property is a enclosed rear garden with stone and patio area and Astroturf lawn. The property further benefits from UPVC double glazing and gas central heating. Viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a UPVC double glazed entrance door, with radiator and stairs leading to first floor.

LOUNGE : With inset electric fire, radiator and UPVC double glazed window to front elevation.

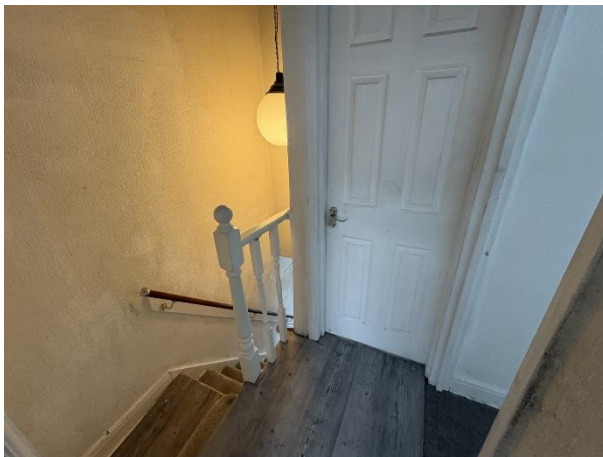


KITCHEN : With a range of wall and base units, integrated oven with five ring gas hob, stainless steel sink unit with mixer tap, plumbed for washing machine, radiator, UPVC double glazed window and UPVC double glazed door with side windows leading to conservatory.

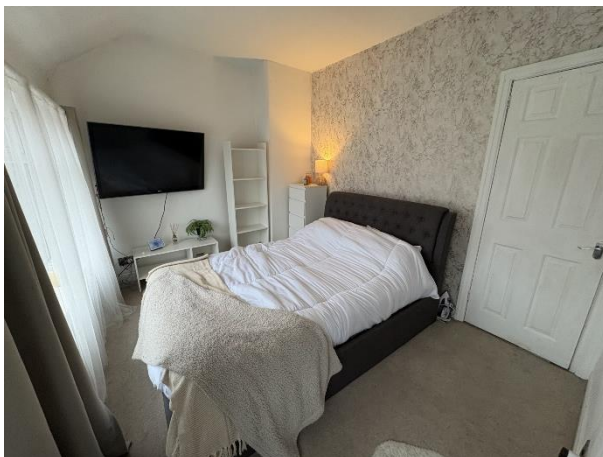


CONSERVATORY : Rear conservatory of UPVC construction with UPVC double glazed door leading to rear garden.

LANDING : With loft access hatch.



BEDROOM ONE : Front double bedroom with radiator and two UPVC double glazed windows.



BEDROOM TWO : Rear double bedroom with radiator and UPVC double glazed window.



BATHROOM : Modern bathroom suite comprising of bath with overhead rain shower, vanity sink unit and WC, towel radiator, UPVC ceiling with inset spotlights and UPVC double glazed window.

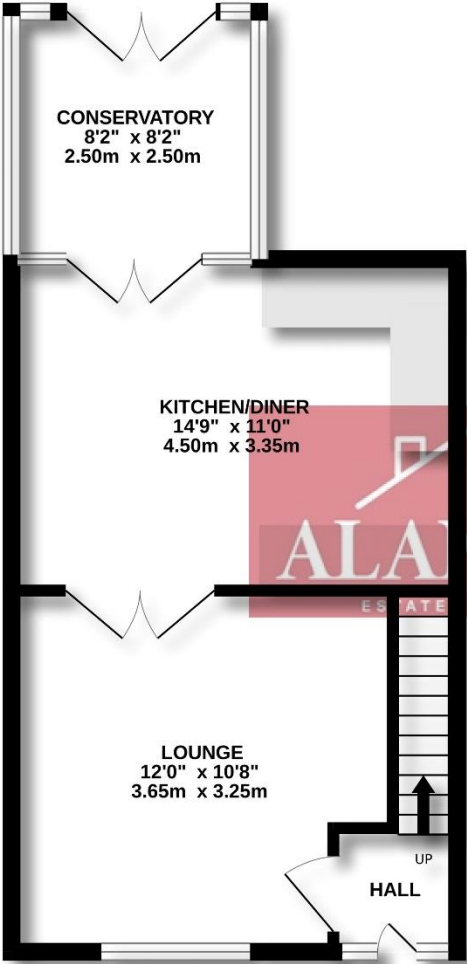


OUTSIDE : Externally to the front of the property is a driveway providing off road parking, whilst to the rear of the property is a enclosed rear garden with stone and patio area and Astroturf lawn.

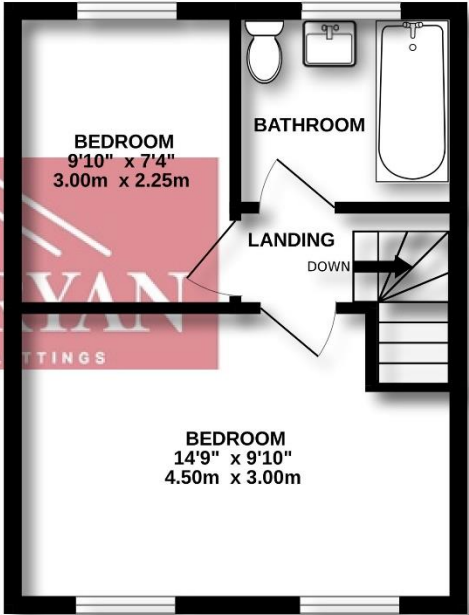


Floorplan

GROUND FLOOR



1ST 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		85 B
69-80	C	70 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.

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Please contact the office before viewing the property.