ALAN RYAN
ESTATES AND LETTINGS



Offers Over £290,000

3 Hazelwood, Chadderton, Oldham, OL9 9TB

- Extended Semi-Detached Property
- Three/Four Bedrooms
- Lounge
- Kitchen Diner
- Two Bathroom WCs
- Off Road Parking For Two Cars
- Rear Tiered Garden
- Popular & Convenient Location
- GCH/Double Glazing
- Viewings Are Highly Recommended

Situated in a popular and convenient area of North Chadderton is this three/four bedroom bedroom extended semi-detached property which offers excellent family living accommodation in the form of entrance hall, lounge, kitchen diner, three bedrooms and two bathroom WCs. Externally to the front is a hardstanding providing off road parking for two cars and leading to attached garage with up and over door. To the rear there is a tiered garden with patio, lawn gardens and pathway leading up to decked area. Although requiring some cosmetic upgrading, this property benefits from gas central heating, double glazing throughout and is ideally located for well regarded local schools and amenities, excellent public transport including Mills Hill trainstation and just short drive from the Northwest motorway network. In order to full appreciate the opportunity on offer, a viewing is highly recommended.

Internal Accommodation

Entrance Hall : Via double glaze entrance door with stairs leading to first floor.



Lounge : Front reception room with feature electric fire and surround, radiator and double glazed window to the front.





Kitchen Diner : Fitted with a range of wall and base units with four ring electric hob, oven, stainless steel sink unit with mixer tap, plumed for washer, dryer, dishwasher and fridge freezer, under stairs storage cupboard, access to garage, radiator, double glazed window to the rear and double glazed patio doors to the rear.







First Floor :

Landing



Bedroom One : Large front double bedroom with ample built wardrobe space, radiator, separate dressing room (which could be converted to a fourth bedroom and double glazed window to the front.



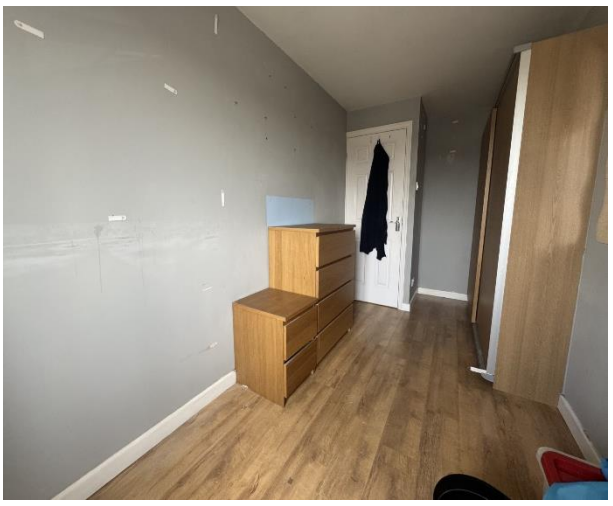




Bedroom Two : Rear double bedroom with laminate flooring, radiator and double glazed window.




Bedroom Three : Front double bedroom with laminate flooring, radiator and double glazed window to the front.

Shower Room WC : Modern three piece suite with vanity sink and unit, WC, shower cubicle with shower off mixer taps, fully tiled walls, radiator and double glazed window to the rear.



Bathroom WC : Three piece suite comprising of bath with overhead shower off mixer taps, vanity sink and unit, WC, fully tiled walls, radiator and double glazed window to the rear.



Outside :

Externally to the front is a hardstanding providing off road parking for two cars and leading to attached garage with up and over door. To the rear there is a tiered garden with patio, lawn gardens and pathway leading up to decked area.





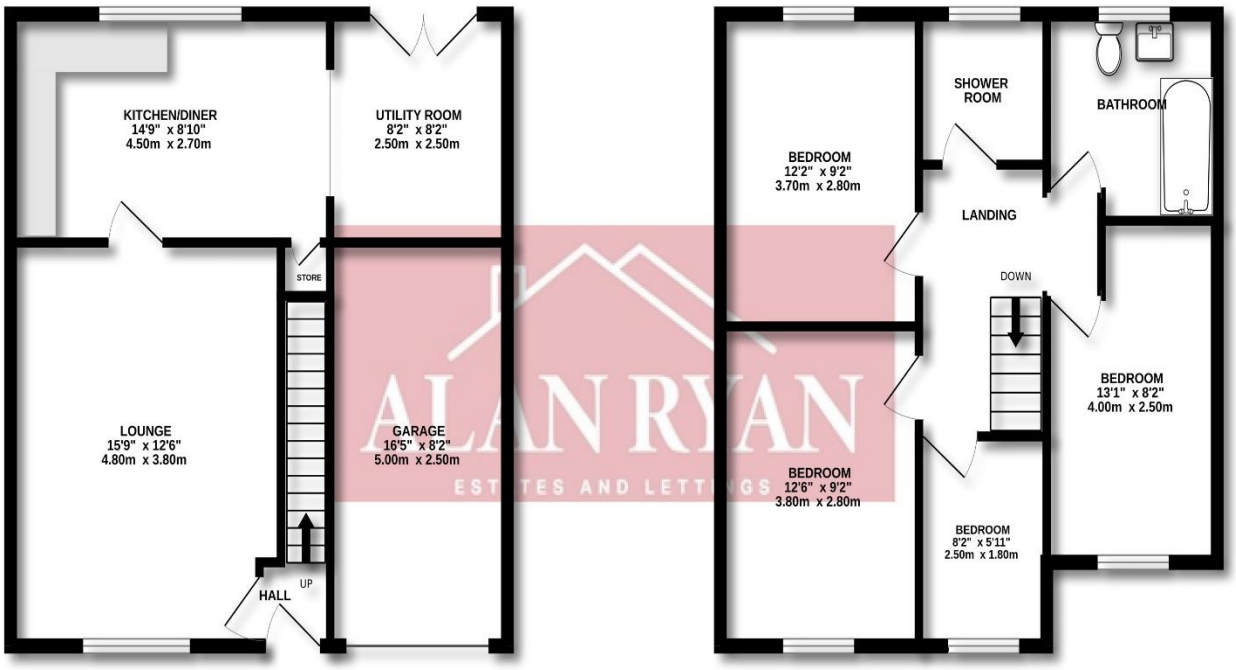




Floor Plan

GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.

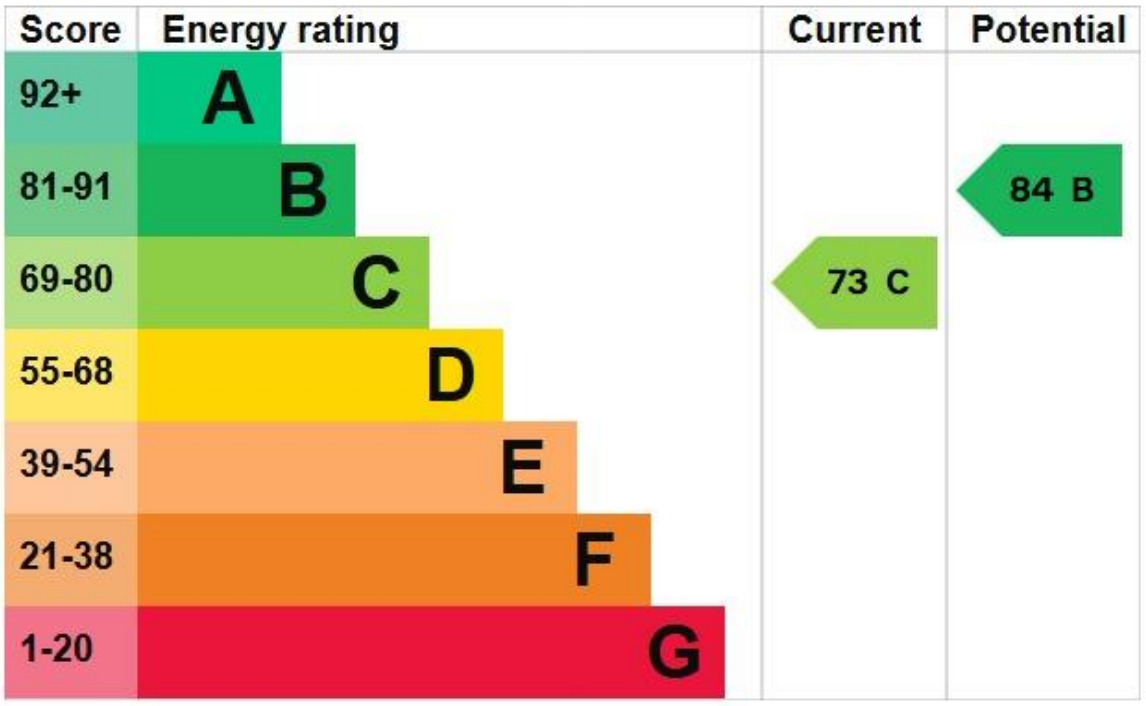
1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 sq.m.) approx.

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



Address:
519 Middleton Road
Chadderton
OL9 9SH

Tel: 0161 626 0333
Email: sales@aschadderton.com

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.