



Price £339,950

14 Amberwood, Oldham

- Detached Property
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Kitchen
- Summer Room
- Downstairs WC
- Modern Family Bathroom
- Enclosed Rear Garden
- Popular Residential Area
- Viewings Are Highly Recommended

This beautifully presented, extended, three bedroom, detached property, offers generous family living accommodation and is situated on the popular Firwood Park development within easy access of excellent local schools and amenities, public transport links, including Mills Hill train station and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, entrance hall, open plan lounge/dining room, kitchen, downstairs WC, summer room, three bedrooms, all with fitted wardrobes and modern family bathroom. Externally to the front of the property is a driveway providing off road parking leading to an attached garage, whilst to the rear of the property is an enclosed garden with paved patio, lawn garden and gated side access. The property further benefits from UPVC double glazing and gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE PORCH : Via a UPVC double glazed entrance door.

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

OPEN PLAN LOUNGE/DINING ROOM : With two radiators and UPVC double glazed window to front elevation.



KITCHEN : With a range of wall and base units, integrated double oven with four ring gas hob with extractor hood above, one and a half stainless steel sink unit with mixer tap, spotlights to ceiling, under stairs storage cupboard, radiator,UPVC double glazed window and UPVC double glazed door leading to rear garden.



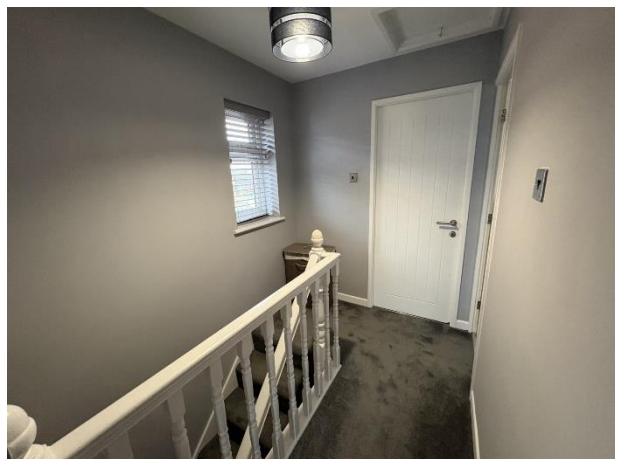
DOWNSTAIRS WC : With sink and WC and UPVC double glazed window.



SUMMER ROOM : With radiator, UPVC double glazed windows and UPVC double glazed sliding door leading to rear garden.



LANDING : With loft access hatch and built in storage cupboard.



BEDROOM ONE : Front double bedroom with fitted wardrobes, cupboards and drawers, radiator and UPVC double glazed window.



BEDROOM TWO : A rear double bedroom with fitted wardrobes and cupboards, radiator and UPVC double glazed window.



BEDROOM THREE : A front single bedroom with fitted wardrobes and cupboards, laminate flooring, radiator and UPVC double glazed window.



BATHROOM : A modern bathroom suite comprising of bath with overhead rain shower, vanity sink unit and WC, towel radiator, fully tiled walls and floor, UPVC ceiling with inset spotlights and UPVC double glazed window.

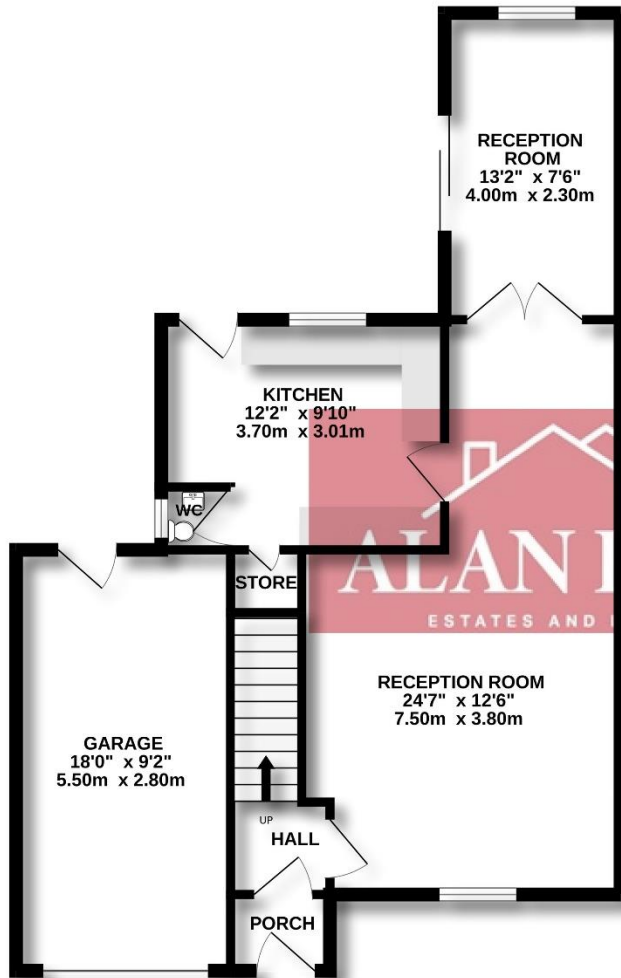


OUTSIDE : Externally to the front of the property is a driveway providing off road parking leading to an attached garage, whilst to the rear of the property is an enclosed garden with paved patio, lawn garden and gated side access.

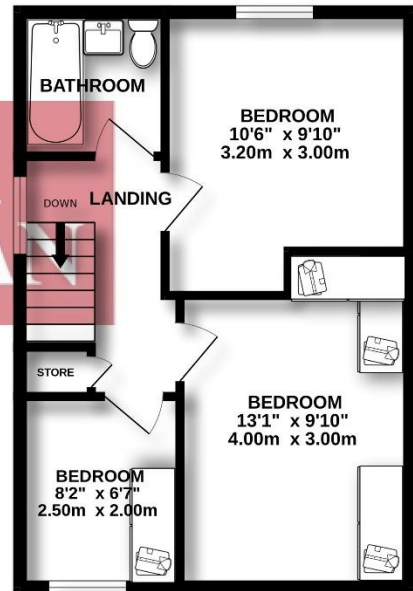


Floor Plan

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 | | 84 B |
| 69-80 | C | 72 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.