



Price £199,950

Foxdenton Lane, Oldham

- Mid Terrace Property
- Three Bedrooms
- Lounge
- Modern Fitted Dining Room
- Family Bathroom
- Master Bedroom With Walk In Wardrobe
- Enclosed Rear Garden
- Well Presented Throughout
- Popular Residential Area
- Viewings Are Highly Recommended

Alan Ryan Estates, are pleased to bring to market this stunning, three bedroom, mid terrace property which has been tastefully decorated throughout and is an ideal starter home or potential investment property. The property offers generous size living accommodation in the form of lounge, modern fitted dining kitchen, three bedrooms and modern family bathroom. Externally, to the front of the property is a well presented forecourt garden, whilst to the rear of the property is a generous sized low maintenance garden with wooden garden shed and gated rear access. The property further benefits from UPVC double glazing and gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

LOUNGE : Via a composite double glazed entrance door, stairs leading to first floor, feature Inglenook fireplace and UPVC double glazed window.



DINING KITCHEN : A range of wall and base units, four ring gas hob with extractor hob above one and a half bowl stainless steel sink unit with mixer tap, plumbed for washing machine and dishwasher, radiator, laminate flooring, under stairs storage cupboard, UPVC double glazed window and UPVC double glazed composite door leading to rear garden.



LANDING : With loft access hatch with loft ladders leading to a fully boarded loft.



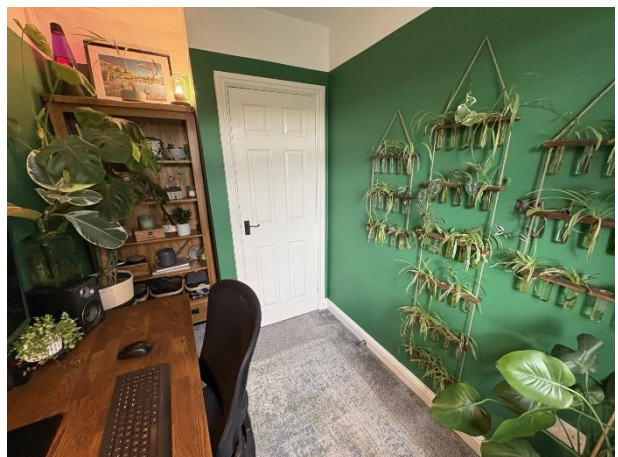
BEDROOM ONE : A front double bedroom with walk in wardrobe, radiator and UPVC double glazed window.



BEDROOM TWO : A rear double bedroom with UPVC double glazed window.



BEDROOM THREE : A rear single bedroom with radiator and UPVC double glazed window.



BATHROOM : A modern bathroom suite comprising of overhead range shower, vanity sink unit and WC and towel radiator.

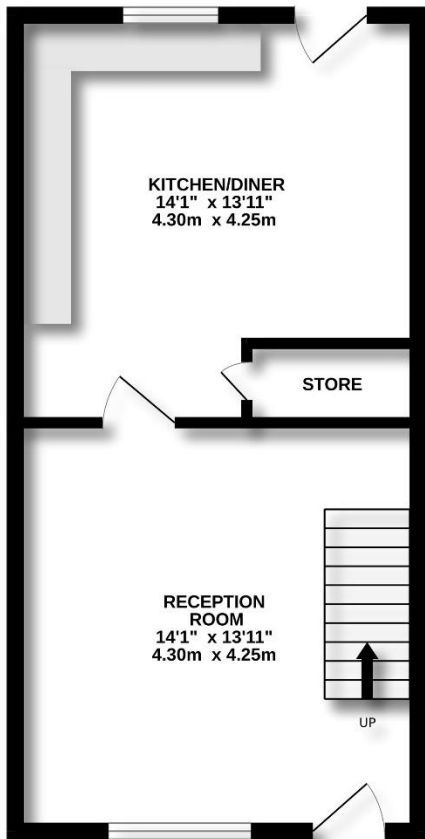


OUTSIDE : Externally to the front of the property is a well presented forecourt garden, whilst to the rear of the property is a generous sized, low maintenance garden with wooden garden shed, double socket plug for power and gated rear access.

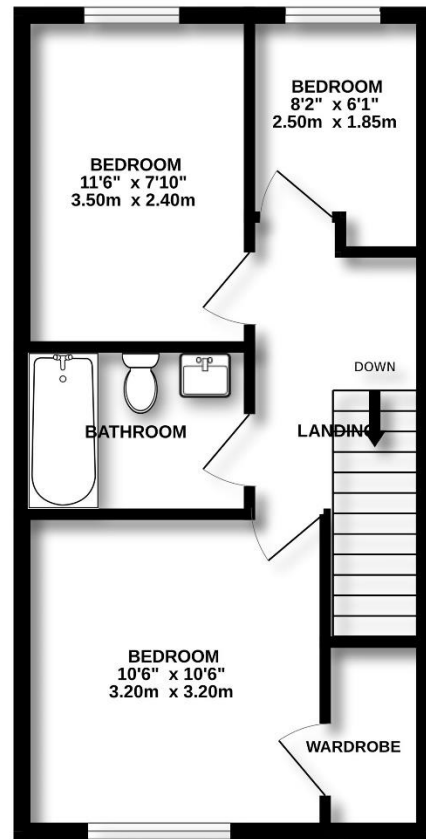


Floor Plan

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		89 B
69-80	C	76 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.