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Mough Lane

Chadderton, Oldham, OL9 9PL

Price £260,000



- POPULAR LOCATION
- 3 BEDROOMS
- GAS CENTRAL HEATING
- RESIN DRIVEWAY
- SEMI-DEATCHED
- DUAL ASPECT LOUNGE/DINER
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN

Tel: 0161 669 4833

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This well-presented three-bedroom semi-detached family home is situated on Mough Lane in the popular and convenient area of Chadderton. The property offers excellent transport links, nearby schools, local shops and amenities, making it ideal for families or first-time buyers.

The accommodation comprises an entrance porch leading to a welcoming hallway with stairs rising to the first floor. To the front is a bright lounge featuring patio doors opening onto the rear garden. The practical galley kitchen is fitted with a range of wall and base units, integrated electric oven and hob, and space for fridge/freezer, washing machine and tumble dryer. It enjoys pleasant views over the garden and provides access to the rear.

On the first floor, the landing gives access to three good-sized bedrooms – two doubles and one single. The modern family bathroom includes a contemporary white suite with a P-shaped bath with shower over, wash hand basin, low-level WC and part-tiled walls.

The property benefits from gas central heating and double glazing throughout for comfort and efficiency. Externally there is a resin driveway providing off-road parking, together with a private enclosed rear garden laid with Indian stone patio and lawned areas – perfect for family gatherings or relaxation. A useful storage shed is also included.

This charming, well-maintained home offers great potential for further personalisation. Early viewing is highly recommended to fully appreciate the accommodation on offer.

Porch and Hall

A welcoming porch with patterned tiled flooring leads into a bright and airy hallway featuring wooden flooring and a window that invites natural light, creating a fresh and inviting entrance to the home.

Lounge/Dining Room

24'1" x 10'10" (7.34m x 3.30m)

The lounge is a spacious and versatile area that benefits from a bay window at the front and French doors at the rear, allowing plenty of natural light to flood in. The room comfortably accommodates both living and dining areas, with carpeted flooring and neutral walls providing a calm, relaxing atmosphere. The dining section opens directly to the garden through glazed doors, making it ideal for entertaining and indoor-outdoor living.

Kitchen

12'1" x 7'1" (3.67m x 2.16m)

A modern kitchen with white cabinetry and wood-effect work surfaces arranged in a U-shape, offering ample storage and workspace. The kitchen features an integrated electric oven and hob, a washing machine, and a window to the rear garden that provides a pleasant view and natural light. Wood-effect flooring complements the light, fresh décor, making this an efficient and inviting space for cooking.

Landing

The landing provides access to all three bedrooms and the family bathroom. Neutral décor and carpeted flooring create a comfortable and cohesive feel throughout the first floor.

Master Bedroom

10'10" x 10'1" (3.30m x 3.06m)

A generously sized master bedroom with a large window overlooking the front of the property. The room is finished in soft, neutral tones that create a restful environment. It comfortably accommodates a double bed and additional furniture.

Bedroom 2

11'11" x 10'10" (3.64m x 3.30m)

The second bedroom features a bunk bed and a built-in wardrobe, with a window that provides light and garden views. The room is carpeted and decorated in soft neutral shades, perfect for use as a child's room or guest bedroom.

Bedroom 3

8'1" x 7'1" (2.46m x 2.16m)

A smaller third bedroom with a bunk bed and a window overlooking the front garden. The soft carpet and light walls make it a cosy space suited to a child's bedroom or study area.

Bathroom

7'1" x 5'9" (2.18m x 1.76m)

The well-presented family bathroom includes a P-shaped bath with a shower over, a modern wash basin, and a close coupled toilet. The walls are fully tiled with a light stone effect, set off by wood-effect flooring, and a window to the rear adds natural light and ventilation.

Rear Garden

A private rear garden featuring a generous paved patio area ideal for outdoor seating and entertaining. Beyond the patio is a well-maintained lawn bordered by mature fencing and shrubs, creating a peaceful and enclosed space. A garden shed provides useful outdoor storage, and the garden is fully enclosed, offering security and privacy.

Front Exterior

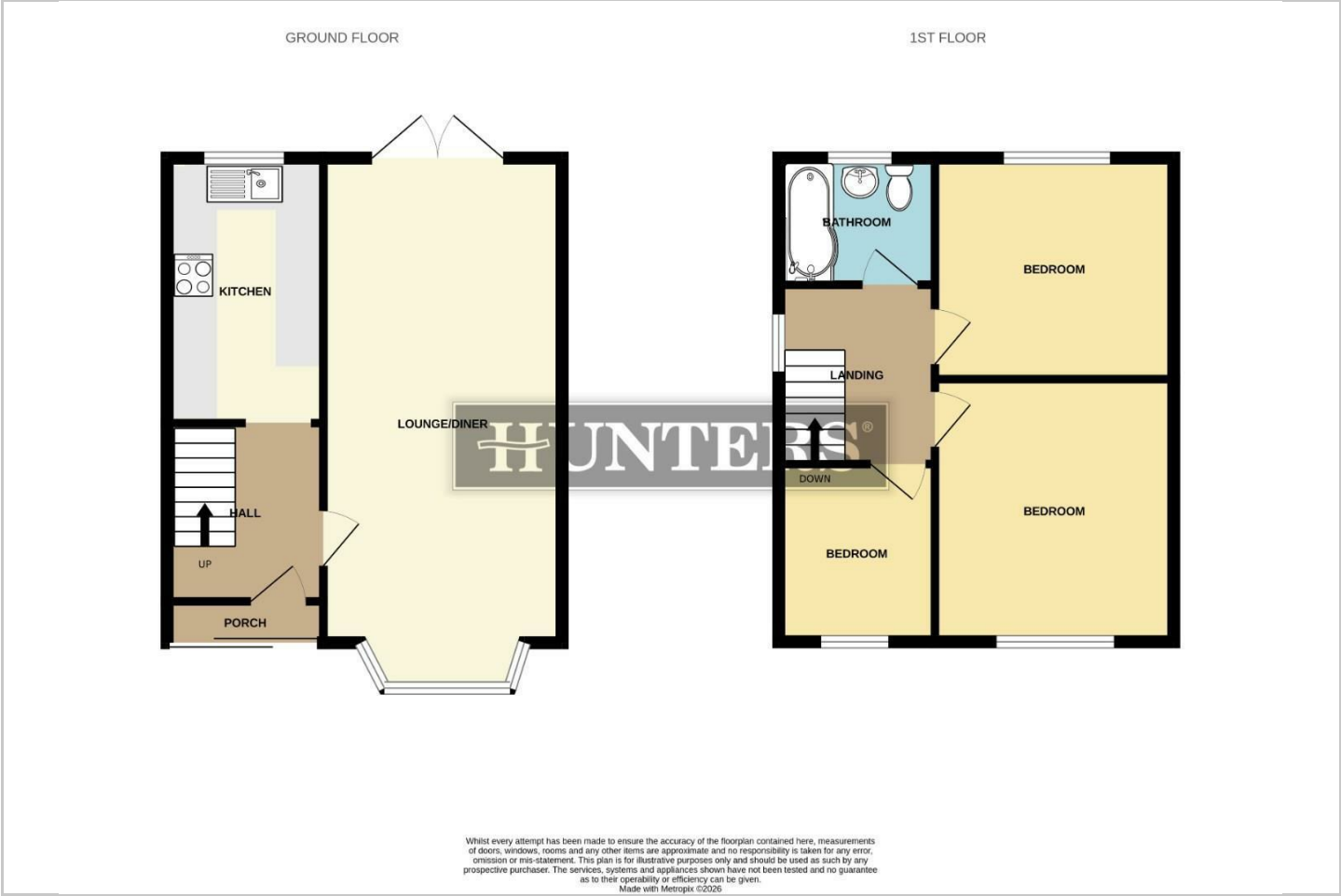
The exterior presents a traditional red brick semi-detached house with a pitched tiled roof. The frontage includes a driveway providing off-street parking, with a porch leading into the house. The property enjoys a quiet residential street setting.

Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; B

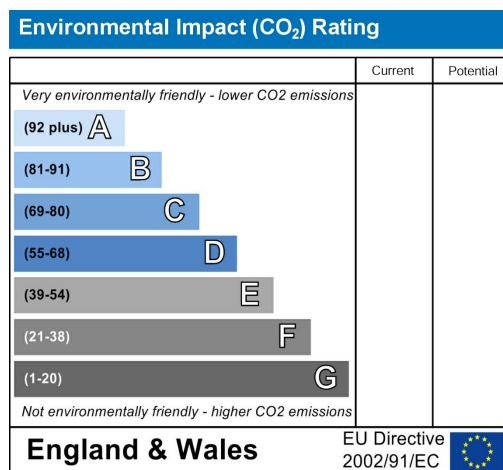
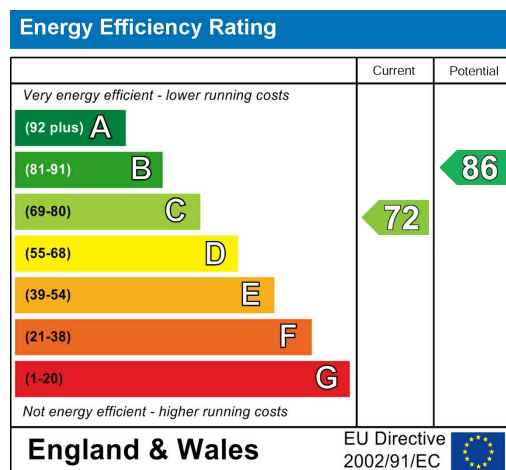
Floorplan







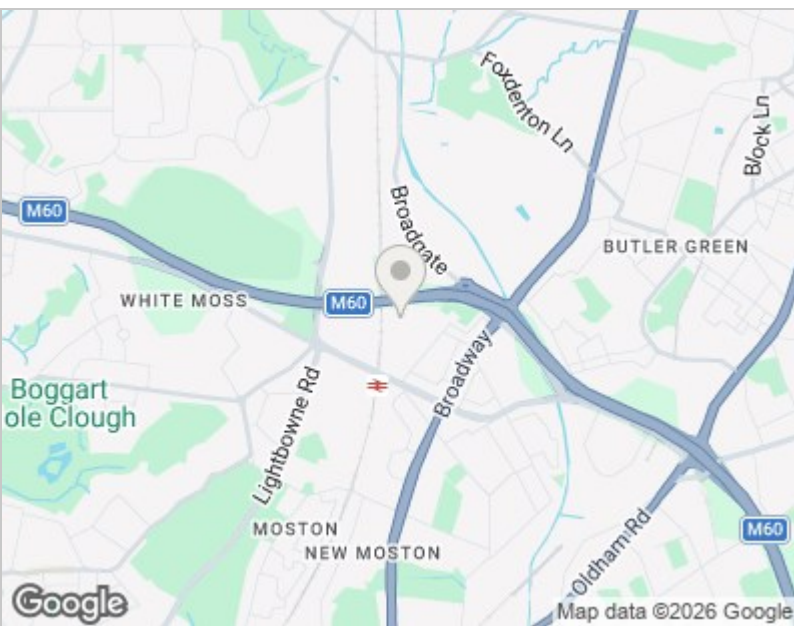
Energy Efficiency Graph



Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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