



Price £230,000

46 Eustace Street, Oldham

- Mid Terrace Property
- Two Generous Double Bedrooms
- Modern Fitted Kitchen
- Lounge Leading To Conservatory
- Additional Attic Room
- Substantial Rear Garden
- Off Road Parking
- Deceptively Spacious
- Popular Residential Area
- Viewings Are Highly Recommended

This well presented, modern property offers two generous double bedrooms, a useful attic room with a variety of potential uses and a substantial rear garden. Offering well proportioned accommodation throughout, this attractive property is ideal for First Time Buyers, property investors or those looking to downsize. The property is situated within a popular residential area of Chadderton with easy access to excellent local schools and amenities, walking distance of Chadderton town centre with all its amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining kitchen, conservatory all to the ground floor, to the first floor are two generous sized double bedrooms and family bathroom and to the second floor is a versatile attic room which can be used for office, playroom etc. Externally to the front of the property is a generous driveway providing off road parking for up to two cars, to the rear is a generous garden, with decking area, steps leading to lawn garden, additional decking area, and shrubs and trees borders. The property further benefits from UPVC double glazing and gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a uPVC double glazed entrance door with laminate flooring, radiator, built in storage cupboard and stairs leading to first floor.



LOUNGE : With laminate flooring, radiator, built in storage cupboard and shelves, uPVC double glazed window and uPVC double glazed French doors leading to conservatory.



KITCHEN : With a range of wall and base units, integrated oven with four ring gas hob with extractor hood above, integrated dishwasher, inset sink unit with mixer tap, plumbed for washing machine and dryer, under stairs storage cupboard, uPVC double glazed window and uPVC double glazed door leading to rear garden.



CONSERVATORY : Of brick and uPVC construction, with uPVC double glazed French doors leading to rear garden.



LANDING : With built in storage cupboard, uPVC double glazed window and stairs leading to attic room.



BEDROOM ONE : A front double bedroom, with laminate flooring, radiator, uPVC double glazed window and door leading to separate dressing area.



SEPARATE DRESSING AREA : With potential to be used as an office, dressing room etc, with radiator, built in cupboards and uPVC double glazed window.



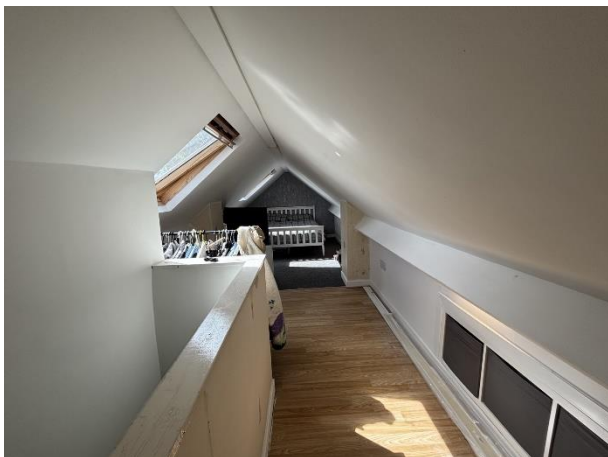
BEDROOM TWO : A rear double bedroom with laminate flooring, radiator and uPVC double glazed window.



BATHROOM : Comprising of a modern bathroom suite with P bath with over head rain shower, vanity sink unit and WC, mirror with bluetooth facilities, towel radiator, uPVC ceiling with inset spotlights and uPVC window.



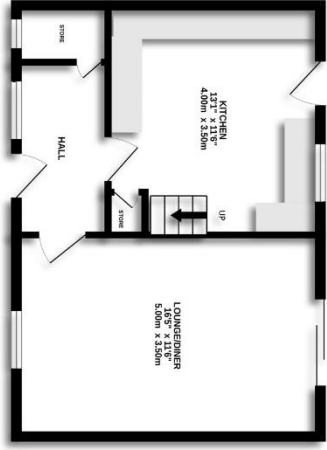
ATTIC ROOM : A generous size room with under eaves storage, laminate flooring and two velux windows.



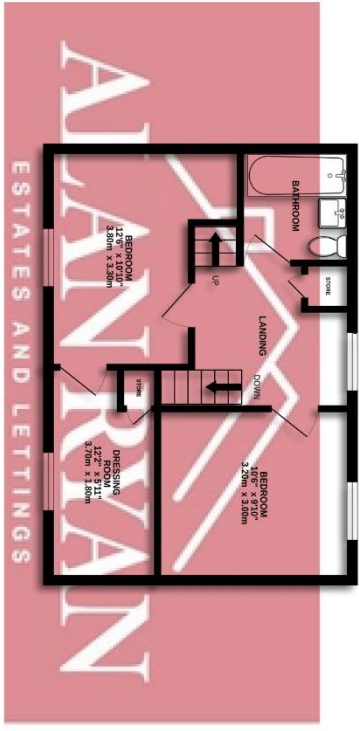
OUTSIDE : Externally to the front of the property is a generous driveway providing off road parking for up to two cars, to the rear is a generous garden, with decking area, steps leading to lawn garden, additional decking area, and shrubs and trees borders.



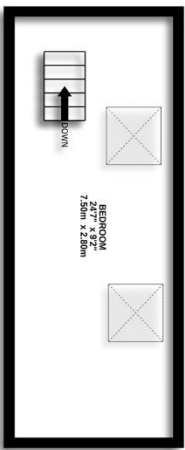
Floorplan



GROUND FLOOR

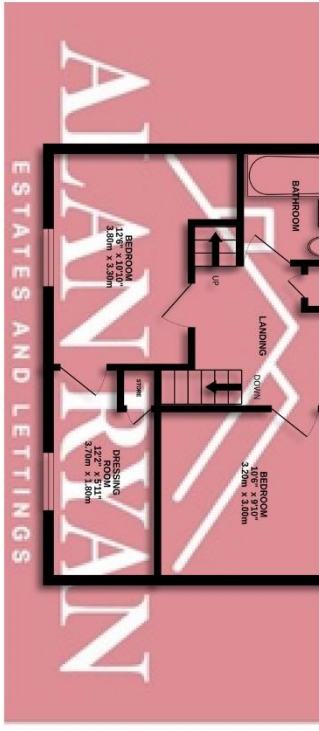


1ST FLOOR



2ND 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		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Address:
 519 Middleton Road
 Chadderton
 OL9 9SH

Tel: 0161 626 0333
 Email: sales@schadderton.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.