

# HUNTERS<sup>®</sup>

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## Middleton Road

Chadderton, Oldham, OL9 0LD

Offers Over £190,000



Tel: 0161 669 4833

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Hunters are delighted to offer for sale this well-maintained and attractively presented two-bedroom mid-terraced property on Middleton Road, Chadderton.

This charming traditional home offers excellent living space and is ideal for first-time buyers, small families or investors seeking a solid, ready-to-move-into opportunity.

The accommodation comprises an entrance porch leading through to two good-sized reception rooms – a bright front lounge with feature fireplace, and a versatile second reception/dining room to the rear. The fitted kitchen includes a range of wall and base units, integrated oven and hob, space for fridge-freezer, washing machine and a useful sink/drainage area.

To the first floor are two bedrooms and a modern family bathroom with white suite comprising bath with shower over, pedestal wash hand basin and WC.

The property benefits from gas central heating, double glazing throughout, and a low-maintenance enclosed rear yard with patio – perfect for outdoor seating or storage.

Offered with no onward chain, this home has been carefully looked after and is presented in good decorative order.

Conveniently located on a popular residential street with excellent transport links, nearby schools, shops and local amenities. Early viewing is strongly recommended. EPC Rating C

### Entrance Porch

A welcoming entrance porch with tiled flooring and a white door featuring an oval frosted glass panel, providing access to the interior of the home.

### Lounge

16'7" x 14'2" (5.06m x 4.32m)

The lounge is a bright and inviting space featuring a bay window that floods the room with natural light. Neutral tones on the walls complement the soft carpeted flooring, creating a comfortable and relaxing atmosphere. A white fireplace with a classic surround serves as a focal point, framed by elegant coving and a ceiling rose, adding character to this charming reception area.

### Dining Room

14'2" x 12'10" (4.32m x 3.91m)

This dining room is a lovely space with light walls and carpeted flooring, offering a comfortable setting for meals. A fireplace with a decorative surround adds warmth and charm. French doors open out to the rear garden, allowing natural light to fill the room and providing easy access to outdoor space. The room flows conveniently into the kitchen, enhancing the functionality of the living areas.

### Kitchen

9'8" x 6'7" (2.94m x 2.02m)

A modern kitchen featuring white gloss cabinets with chrome handles and complementary grey work surfaces. The kitchen is fitted with integrated appliances including an oven, microwave, and ceramic hob. A window overlooking the rear garden provides natural light, while the tiled backsplash in neutral tones adds texture and interest. The laminate flooring completes the contemporary look of the space.

### Landing

Carpeted stairs lead to the first-floor landing, which provides access to the bedrooms and bathroom. The walls are painted a light colour, and a window on the stairwell allows natural light to filter through.

### Bedroom 1

14'2" x 12'3" (4.32m x 3.74m)

A spacious double bedroom with two large windows that fill the room with natural light. The wooden flooring adds warmth to the space, complemented by neutral walls and simple curtains. The room offers ample space for bedroom furniture and storage.

### Bedroom 2

9'11" x 8'0" (3.02m x 2.43m)

A second bedroom with two windows, carpeted floor and fresh pastel walls. It is modest in size and ideal for use as a single bedroom or children's room, providing a bright and pleasant space.

### Bathroom

9'11" x 6'2" (3.02m x 1.89m)

The bathroom has a neutral tiled design with a bath, pedestal sink, and WC. A window allows natural light to fill the room, enhancing the clean and fresh décor.

### Rear Garden

The rear garden features a paved patio area enclosed by fencing and walls, offering a private outdoor space. There is a small brick outbuilding and further access to a shared area behind the property. The garden is ideal for outdoor seating or low-maintenance gardening.

### Material Information - Oldham

Tenure Type; Leasehold

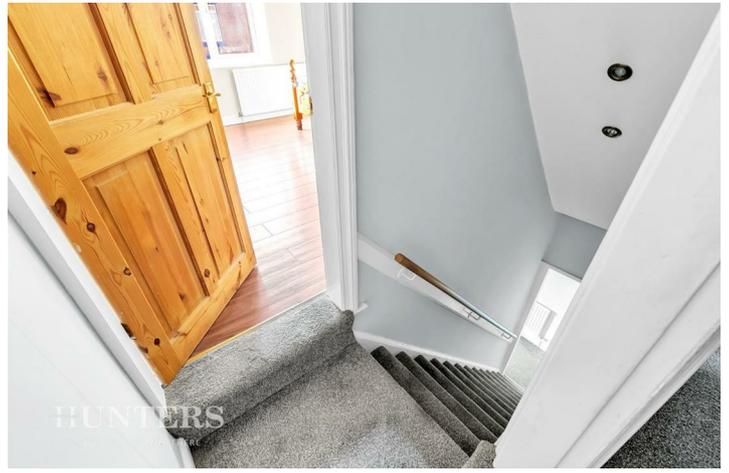
Leasehold Years remaining on lease; 882

Leasehold Ground Rent Amount, £4.10

Council Tax Banding; A

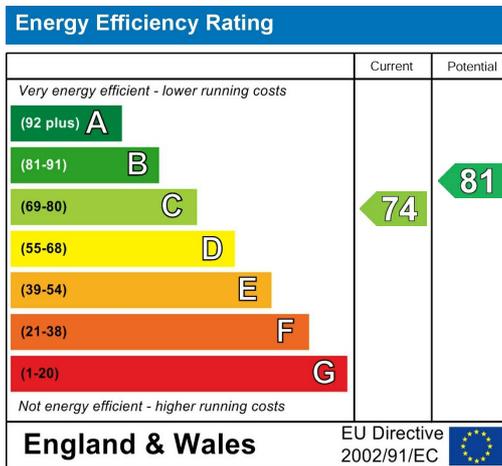
# Floorplan







## 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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