



Price £250,000

Foxdenton Lane, Oldham

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Conservatory
- Bathroom
- Stunning Rear Garden
- Generous Driveway
- Popular Residential Area
- Viewings Are Highly Recommended

Situated on a general plot with a substantial rear garden is this three bedroom semi detached property which is situated in a popular area of Chadderton, in walking distance of Foxdenton Park, local amenities and schools, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, entrance hall, lounge, dining room, kitchen and conservatory all to the ground floor, whilst to the first floor are three bedrooms and bathroom. Externally to the front of the property is a garden area and long driveway providing ample off road parking and leading to a detached garage and a substantial rear garden with lawn garden and flower and tree borders. 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 uPVC entrance door with radiator stairs leading to first floor, under stairs storage cupboard and wooden glazed window.



LOUNGE : With feature fireplace with electric fire, radiator and uPVC double glazed window.



DINING ROOM : With feature place, radiator, uPVC double glazed window and double wooden doors leading to conservatory.



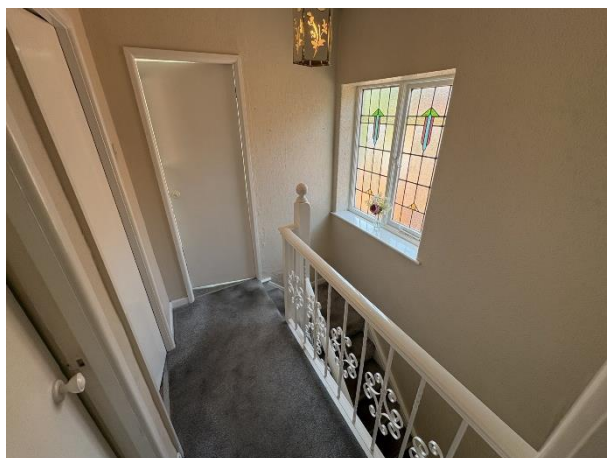
KITCHEN : A range of wall and base units, space for oven, uPVC double glazed window and uPVC double glazed door.



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



LANDING : With loft access hatch and stained glass feature window.



BEDROOM ONE : A rear double bedroom with fitted wardrobes, radiator and uPVC double glazed window.



BEDROOM TWO : A front double bedroom with radiator and uPVC double glazed window.



BEDROOM THREE : A front single bedroom with radiator and uPVC double glazed window.



BATHROOM : Comprising of bath,sink and WC, radiator and uPVC double glazed window.

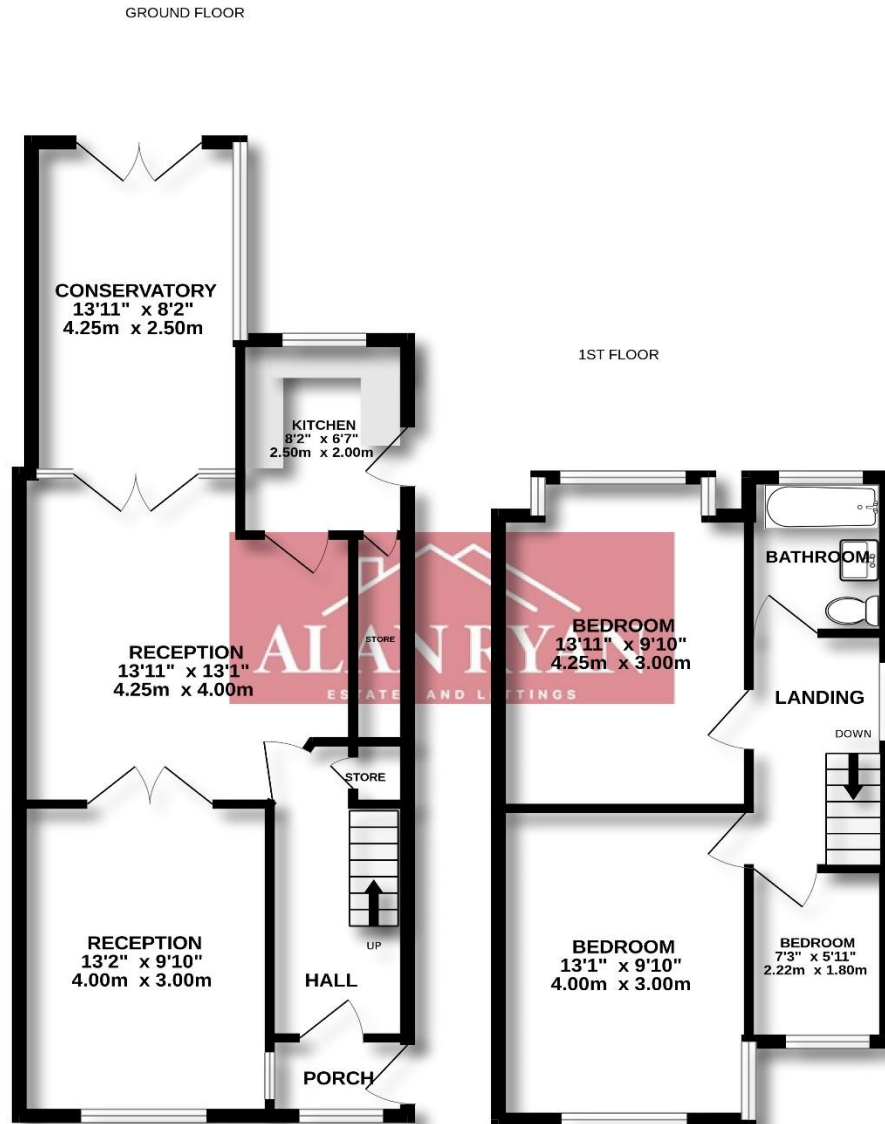


OUTSIDE : Externally to the front of the property is a garden area and long driveway providing ample off road parking and leading to a detached garage and a substantial rear garden with lawn garden and flower and tree borders.





Floor Plan



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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Please contact the office before viewing the property.