



**Asking Price Of £260,000**

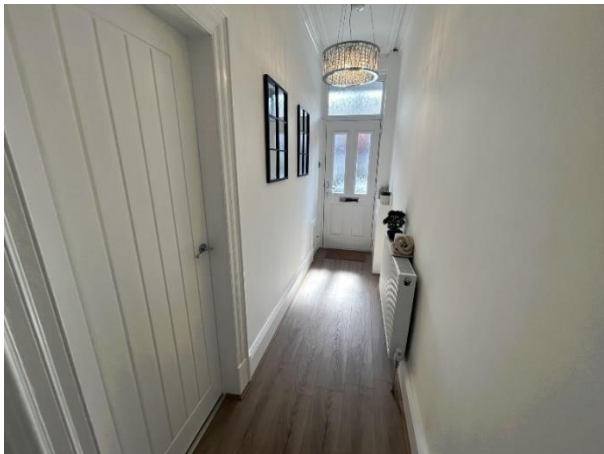
**958 Middleton Road, Oldham, OL9 9SB**

- NO CHAIN
- Fully Refurbished
- Mid-Terraced Property
- Three Double Bedrooms
- Newly Fitted Dining Kitchen
- Lounge
- Newly Fitted Downstairs WC
- Modern Family Bathroom
- Low Maintenance Garden
- Viewings Are Highly Recommended

**\*\*\*NO CHAIN\*\*\*FULLY REFURBISHED\*\*\*** Situated in a popular area of North Chadderton and offering excellent sized family living accommodation is this extended three double bedroom mid terrace property. Having been fully modernised throughout, this property would make for an ideal family home and comprises briefly of entrance hall, lounge, newly fitted modern dining kitchen, newly fitted downstairs WC, three spacious bedrooms (one via loft conversion) and modern family bathroom. To the front there is a low maintenance garden forecourt with shrubs and leaf feature whilst to the rear is a low maintenance patio garden with boundary walls. The property is situated in a popular area within easy access of excellent local schools and amenities, public transport links including Mills Hill train station and benefits further from the installation of a new gas central heating boiler, full rewire, newly fitted carpets and flooring throughout, double glazing and plumbing. In order to fully appreciate the space and quality on offer a viewing of the property is highly recommended.

#### INTERNAL ACCOMMODATION:

**ENTRANCE HALL:** Entrance is via a UPVC double glazed front door leading into entrance hall with laminate flooring, radiator and meter cupboard.



**LOUNGE:** Front reception room with newly fitted carpets, radiator and UPVC double glazed bay window.





**DINING KITCHEN:** Newly fitted modern integrated units, including four ring electric hob, extractor hood above, integrated oven, fridge freezer, dishwasher and washing machine, composite sink units with mixer tap, breakfast bar, tiled splash back, under stairs storage cupboard, laminate flooring, access door to downstairs WC and UPVC double glazed patio doors to rear garden.



DOWNSTAIRS WC: With vanity sink unit, WC, heated chrome towel rail, built in cupboard, extractor fan, tiled flooring, and UPVC double glazed window to the side.



FIRST FLOOR:

MASTER BEDROOM:

Spacious front double bedroom with new carpets, space for wardrobes, radiator and UPVC double glazed window.



BEDROOM 2:

Second double bedroom with built in wardrobe space, new carpets, radiator and UPVC double glazed window to the rear.





**BATHROOM:** Modern bathroom suite comprising of bath with overhead shower mixer taps and vanity sink unit, WC, spotlights, heated towel rail, tiled flooring, extractor fan and UPVC double glazed window to the rear.

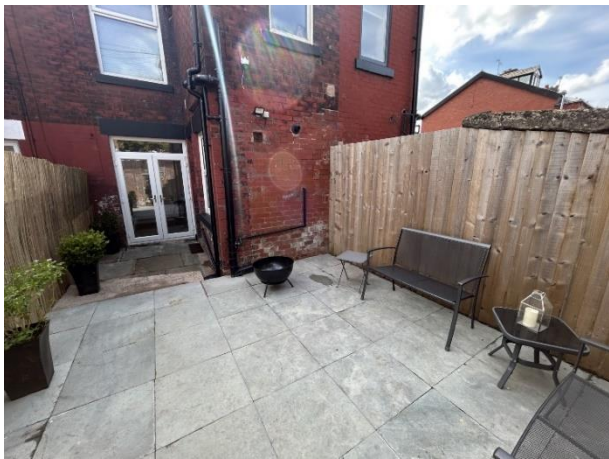


**SECOND FLOOR:**

**BEDROOM 3:** Third spacious double bedroom with ample eaves storage space, new carpets, radiator and double glazed velux window.

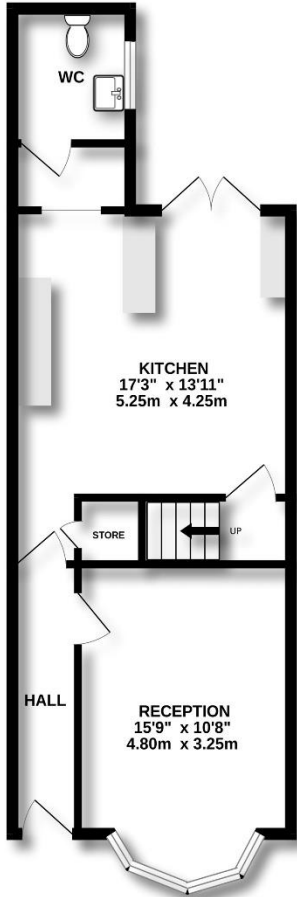


OUTSIDE: To the front there is a low maintenance garden forecourt with shrubs and leaf feature whilst to the rear is a low maintenance patio garden with boundary walls.

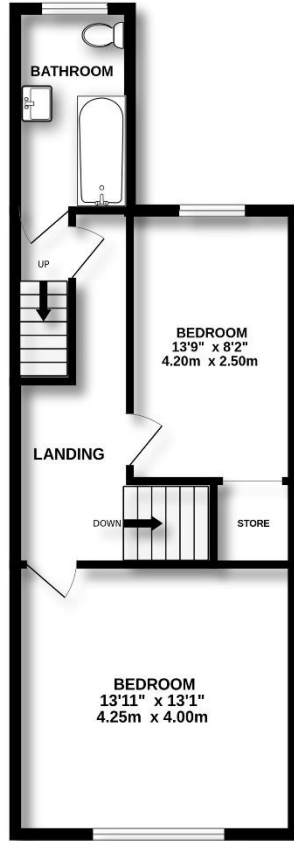


# Floor Plan

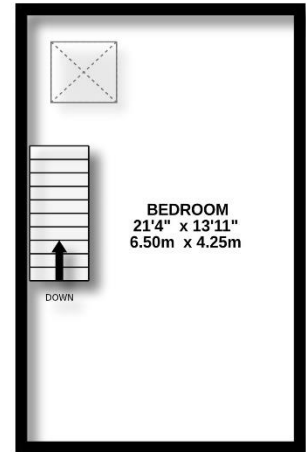
GROUND FLOOR



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		88 B
69-80	C	78 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.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.