

ALISTAIR STEVENS

CHADDERTON



Price £267,000

5 Kensington Avenue, Oldham, OL9 0NL

- Link-Detached Property
- Three Double Bedrooms
- Modern Fitted Kitchen
- Lounge
- Family Bathroom
- Enclosed Rear Garden
- Attached Garage
- Driveway Providing Off Road Parking
- Popular Residential Area
- Viewings Are Highly Recommended

This beautifully presented, three bedroomed, link-detached property is situated in the popular area of Chadderton, within easy access to excellent local schools and amenities, public transport links, including Mills Hill train station and short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, downstairs WC, modern fitted kitchen, lounge whilst to the first floor are three double bedrooms and family bathroom. Externally to the front of the property is a driveway providing off road parking, whilst to the rear of the property is a paved patio with steps down to a lawn garden area and access to the attached garage with power and lighting.

INTERNAL ACCOMMODATION:

ENTRANCE HALL:

Via a UPVC entrance door with laminate flooring.



DOWNSTAIRS WC:

Comprising of sink and WC, tiled flooring, radiator and UPVC double glazed window.



KITCHEN:

Modern range of wall and base units with glass splash back, breakfast bar, integrated oven with four ring induction hob with extractor above, integrated fridge freezer and dishwasher, one and a half bowl sink unit with mixer tap, laminate flooring, spotlights to ceiling and UPVC double glazed window.



LOUNGE:

Laminate flooring, stairs leading to first floor and UPVC double glazed French doors with side windows leading to the rear garden.



LANDING:

Radiator and UPVC double glazed window.



BEDROOM ONE:

Rear double bedroom with radiator, loft access hatch and UPVC double glazed window.



BEDROOM TWO:

Front double bedroom with built in storage cupboard, radiator and UPVC double glazed window.



BEDROOM THREE:

Rear double bedroom with radiator and UPVC double glazed window.



BATHROOM:

Comprising of bath with overhead shower, sink and WC, radiator and UPVC double glazed window.



OUTSIDE:

Paved patio with steps down to a lawn garden and access to the attached garage which has power and lighting.





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

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Please contact the office before viewing the property.