

ALISTAIR STEVENS

CHADDERTON



Price £180,000

3 Palm Grove, Oldham, OL9 0DU

- NO CHAIN
- Semi Detached Property
- Two Bedrooms
- Two Reception Rooms
- Kitchen
- Shower Room
- Tiered Low Maintenance Rear Garden
- Detached Garage To Rear
- Quiet Cul De Sac Location
- Viewing Highly Recommended

*****NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION***** This two bedroomed semi detached property is situated in a quiet cul de sac location of Chadderton within easy access of excellent locals schools and amenities including Elk Mill retail park, public transport links and just a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, lounge, dining room, kitchen, conservatory, two bedrooms and shower room. Externally to the rear of the property is a tiered low maintenance rear garden with patio and decked areas, loose stone features with pathway leading to wooden storage shed and rear gated access that leads to a detached garage. To the front there is a good size low maintenance garden with shrubs, flower borders, loose stone features with decked borders leading to a side patio with gated side access and boundary fencing. The property further benefits from UPVC double glazing and gas central heating, viewing of the property is highly recommended

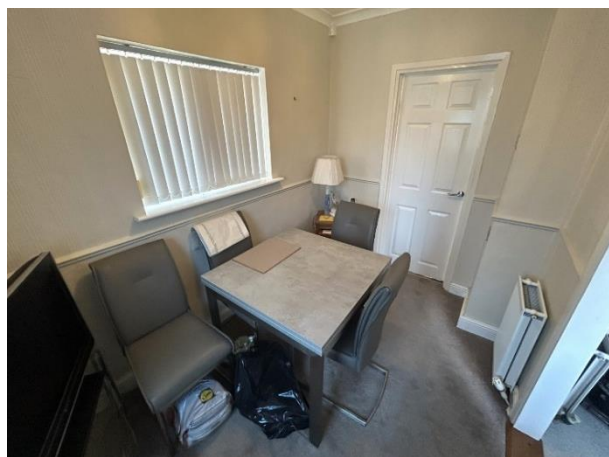
INTERNAL ACCOMMODATION:

ENTRANCE: Via a UPVC double glazed entrance door with radiator and stairs leading to the first floor.

LOUNGE: Front reception room with radiator, electric fire and surround, dado rail and UPVC double glazed window.



DINING ROOM: Second reception room with radiator, dado rail, opening into kitchen, UPVC double glazed window to the side and UPVC double glazed door to conservatory.



KITCHEN: Range of wall and base units, work surfaces, one and a half bowl stainless steel sink unit with mixer tap, fully tiled walls, plumbed for washing machine, space for cooker, radiator, under stairs storage cupboard and UPVC double glazed window to the rear.



CONSERVATORY: Of brick and UPVC construction with central heating radiator, glass roof and UPVC double glazed door to the rear garden.



FIRST FLOOR:

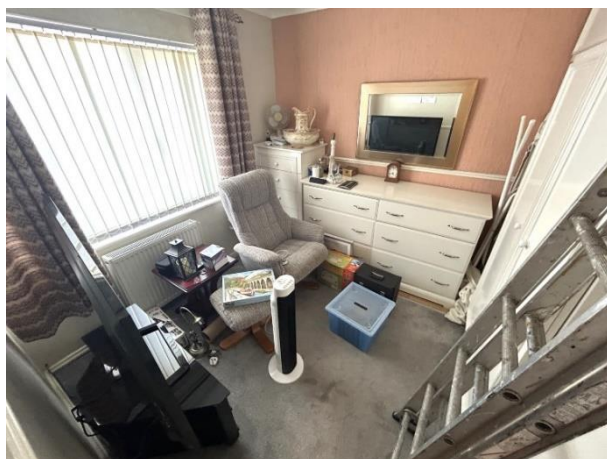
LANDING: With UPVC double glazed window.



BEDROOM ONE: Good size front double bedroom with laminate flooring, ample wardrobe space, Dado rail, built-in storage cupboard, radiator and UPVC double glazed window to the front.



BEDROOM TWO: Rear double bedroom with ample wardrobe space and bedroom furniture, radiator and UPVC double glazed window to the rear.



SHOWER ROOM: Modern suite in white comprising of shower cubicle with overhead shower off mixer taps, sink and WC, fully tiled walls, radiator and UPVC double glazed window to the rear.

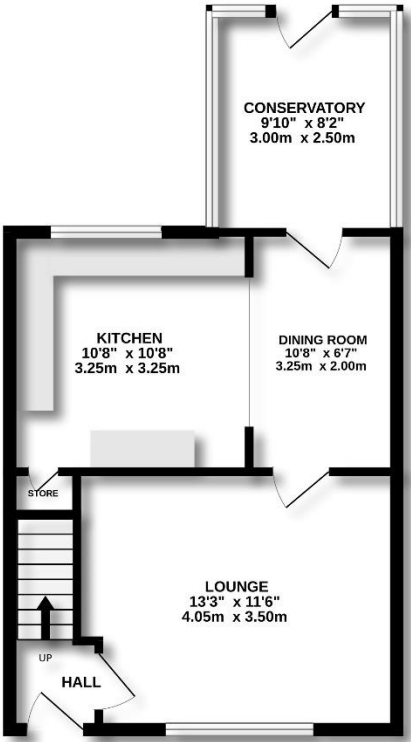


OUTSIDE: Externally to the rear of the property is a tiered low maintenance rear garden with patio and decked areas, loose stone features with pathway leading to wooden storage shed, front gated access as well as rear gated access that leads to a detached garage. To the front there is a good size low maintenance garden with shrubs, flower borders, loose stone features with decked borders leading to a side patio with gated side access and boundary fencing.

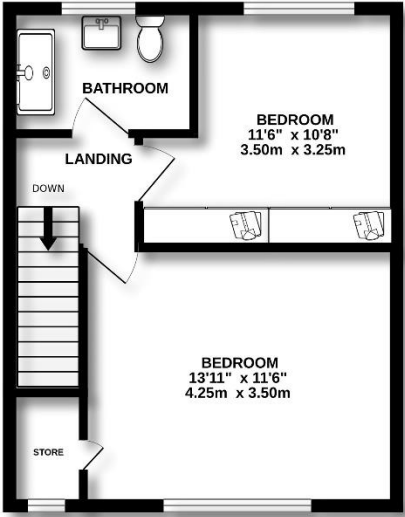


Floor Plan

GROUND FLOOR



1ST 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	72 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.

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Please contact the office before viewing the property.