

ALISTAIR STEVENS

CHADDERTON



Price £240,000

48 Butterworth Lane, Chadderton, Oldham, OL9 8DY

- Semi Detached Property
- Three Bedrooms
- Good Size Lounge
- Modern Kitchen Diner
- Family Bathroom
- Well Maintained Rear Garden
- Wooden Summer House
- Driveway Providing Off-Road Parking
- Popular Residential Area
- Viewing Highly Recommended

This well presented, three bedroom semi-detached property is situated within a popular residential area of Chadderton within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, entrance hall, lounge, dining kitchen, three bedrooms, and family bathroom. Externally to the front of the property is a garden area with driveway providing off-road parking, whilst to the rear of the property is a substantial rear garden with paved patio, additional lawn garden beyond with wooden summer house and wooden gazebo. The property further benefits from UPVC double glazing and gas central heating, viewing of the property is highly recommended.

INTERNAL ACCOMMOADATION:

ENTRANCE PORCH: Via a UPVC entrance door with built in storage cupboard and UPVC double glazed window.



ENTRANCE HALL: Via a UPVC double glazed entrance door, radiator, under stairs storage cupboard, stairs leading to first floor and UPVC double glazed window.



LOUNGE: Generous size lounge with feature fireplace and surround, radiator, UPVC double glazed window to front elevation and UPVC double glazed sliding doors leading to rear garden.



KITCHEN DINER: Modern range of wall and base units, integrated oven with four ring gas hob and extractor hood above, one and a half bowl stainless steel sink unit with mixer tap, integrated fridge freezer, radiator, UPVC double glazed window and UPVC double glazed door leading to side lean to.



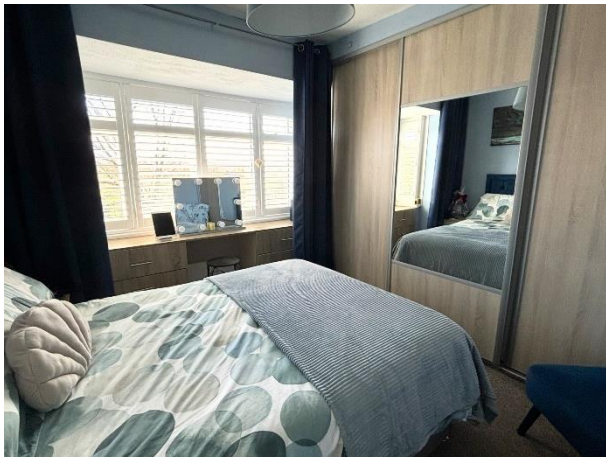
SIDE LEAN TO: UPVC double glazed door leading to rear garden.



LANDING: Loft access hatch with loft ladders and UPVC double glazed window.



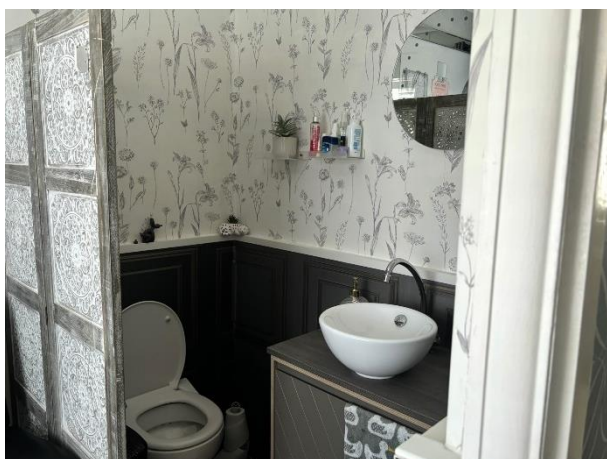
BEDROOM ONE: Front double bedroom with fitted wardrobes, cupboards, drawers and dressing table, radiator and UPVC double glazed window.



BEDROOM TWO: Rear double bedroom with fitted wardrobes, radiator and UPVC double glazed window.



BEDROOM THREE: Rear single bedroom currently being used as an office with radiator, walk in area with sink and WC, radiator and UPVC double glazed window.



BATHROOM: Comprising of bath with overhead electric shower, vanity sink unit and WC, fully tiled walls and floor, spotlights to ceiling, towel radiator and UPVC double glazed window.

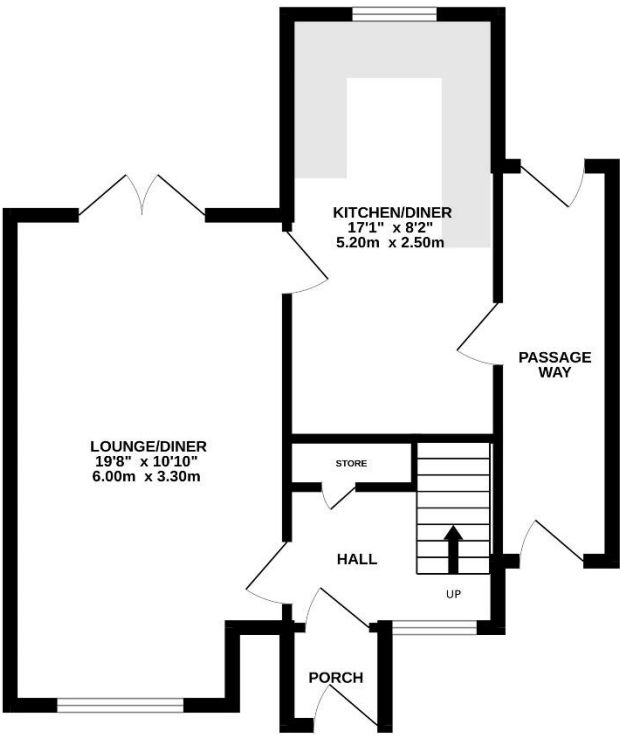


OUTSIDE: Externally to the front there is a garden area with a driveway providing off-road parking, whilst to the rear of the property is a substantial rear garden with paved patio, additional lawn garden beyond with wooden summer house and wooden gazebo.

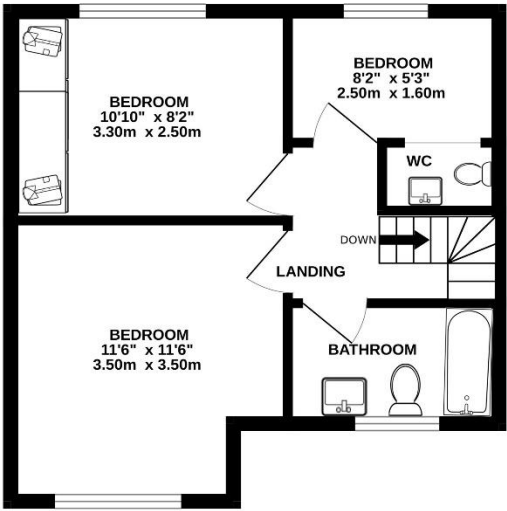


Floor Plan

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		84 B
69-80	C	71 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.