



Price £215,000

5 Bardsley Street, Oldham, OL9 8HG

- Townhouse
- Three Bedrooms
- Converted Attic Room
- Lounge
- Modern Fitted Dining Kitchen
- Family Bathroom
- Enclosed Rear Garden
- Driveway
- Popular Residential Area
- Viewings Are Highly Recommended

Offering generous family accommodation is this three bedroom townhouse with the addition of a converted attic room, which 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 hall, lounge, dining kitchen, three bedrooms, bathroom and converted attic room. Externally to the front of the property is a driveway providing off road parking and a small fore court garden, whilst to the rear of the property is a generous sized rear garden, with paved patio, lawn garden and wooden garden shed. The property further benefits from UPVC double glazing and gas central heating. Viewing the property is highly recommended.

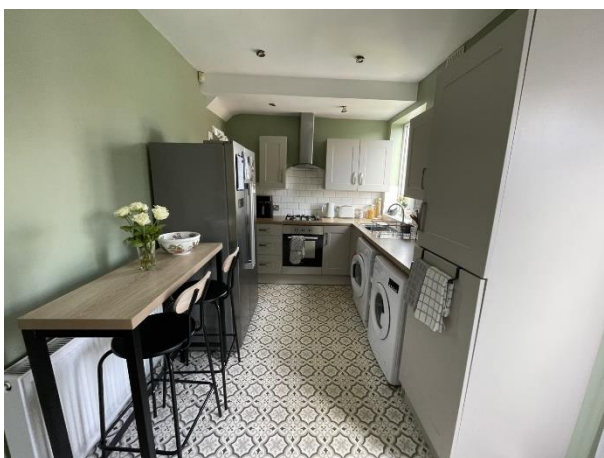
INTERNAL ACCOMMODATION :

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

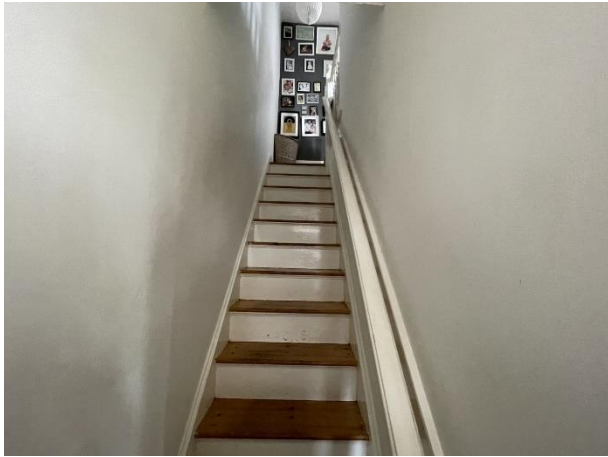
LOUNGE : With laminate flooring, radiator and UPVC double glazed bay window to front elevation.



DINING KITCHEN : With a range of wall and base units, integrated oven, four ring gas hob with extractor hood above, plumbed for washing machine and dryer, under stairs storage cupboard, stainless steel sink unit with mixer tap, radiator, spotlights to ceiling, UPVC double glazed window and UPVC double glazed French doors leading to rear garden.



LANDING : Stairs leading to attic room.



BEDROOM 1 : Front double bedroom with radiator and UPVC double glazed window.

BEDROOM 2 : Rear double bedroom with radiator and UPVC double glazed window.



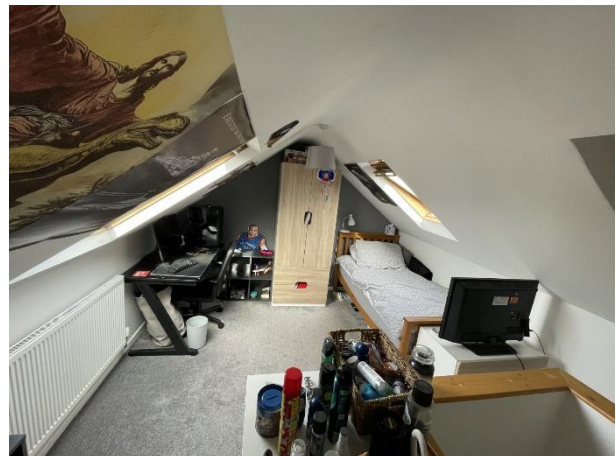
BEDROOM 3 : Front single bedroom with laminate flooring, radiator and UPVC double glazed window.



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



ATTIC ROOM : With a radiator and three UPVC double glazed windows.



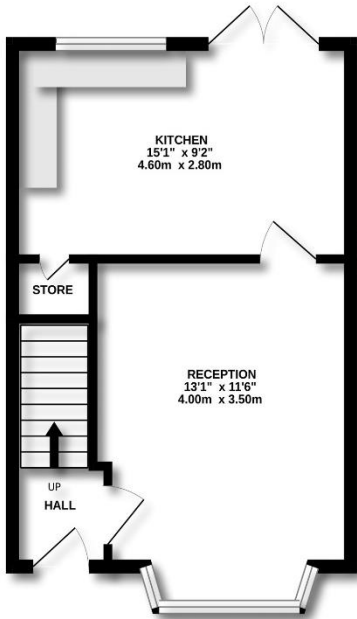
OUTSIDE : Externally to the front of the property is a driveway providing off road parking and a small fore court garden, whilst to the rear of the property is a generous sized rear garden, with paved patio, lawn garden and wooden garden shed.



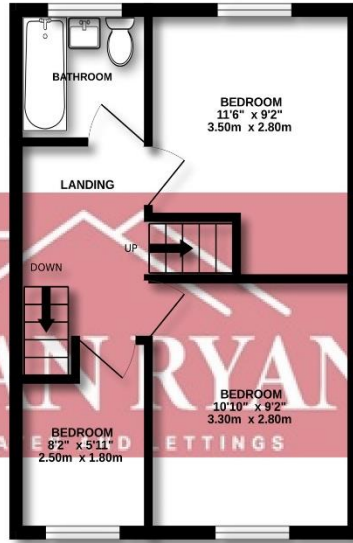


Floor Plan

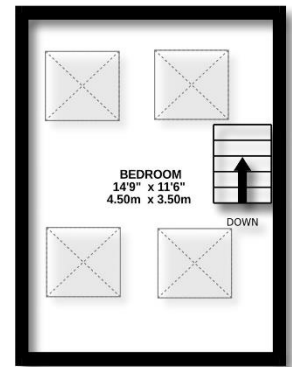
GROUND FLOOR



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		87 B
69-80	C	75 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.