



Price £260,000

Partridge Way, Oldham

- Link-Detached Property
- Double Story Extended
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Kitchen
- Family Bathroom
- Tiered Garden
- Generous Driveway
- Popular Residential Area
- Viewings Are Highly Recommended

This three bedroom double story extended link detached property is situated in a popular and convenient area of North Chadderton and provides excellent family living accommodation in the form of entrance porch, lounge diner, second reception room, kitchen, three double bedrooms and family bathroom WC. Externally to the front is a lawn garden with driveway leading to integral half garage whilst to the rear is a tiered garden with upper paved patio and lower deck patio backing onto the canal. This property is ideally located for excellent local schools and amenities, public transport links including Mills Hill train station, and a short drive from the Northwest motorway network. The property further benefits from gas central heating and double glazing throughout; in order to fully appreciate the space on offer, a viewing is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE PORCH : Via a wooden glazed entrance door, and inner door leading to lounge.

LOUNGE/DINING ROOM : With feature fire and surround, stairs leading to first floor with under stairs storage storage cupboard, dining area, radiator, opening to second reception room, UPVC double glazed window to the front and UPVC double glazed patio doors to the rear.



SECOND RECEPTION ROOM : With radiator and UPVC double glazed window to the rear.



KITCHEN : With a range of wall and base units, integrated oven with four ring gas hob and extractor hood above, tiled splash back, plumbed for washing machine and dishwasher, composite sink unit with mixer tap, work surfaces, tile flooring and UPVC double glazed window to the rear.



FIRST FLOOR :

LANDING : Large landing area with loft access hatch and UPVC double glazed window to the rear.



FIRST BEDROOM : Front double bedroom with ample built-in storage, radiator and UPVC double glazed window to the front.



BEDROOM 2 : Front double bedroom with space for bedroom furniture, radiator and UPVC double glazed window.



BEDROOM 3 : Rear double bedroom with radiator and UPVC double glazed window.



FAMILY BATHROOM : Comprising of bath with shower off mixer tap, sink and WC, partially tile walls, heated chrome towel rail, wall mounted cabinet and UPVC double glazed window to the rear.

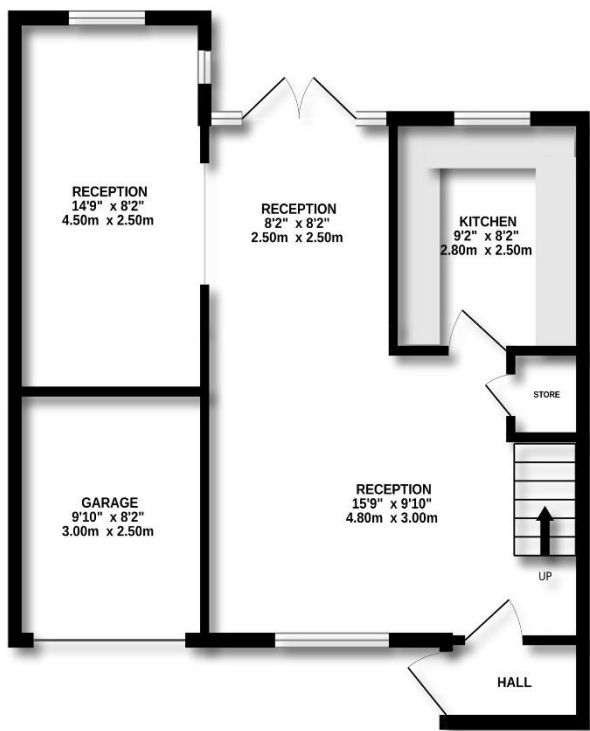


OUTSIDE: Externally to the front is a lawn garden with driveway leading to integral half garage whilst to the rear is a tiered garden with upper paved patio and lower deck patio backing onto the canal.

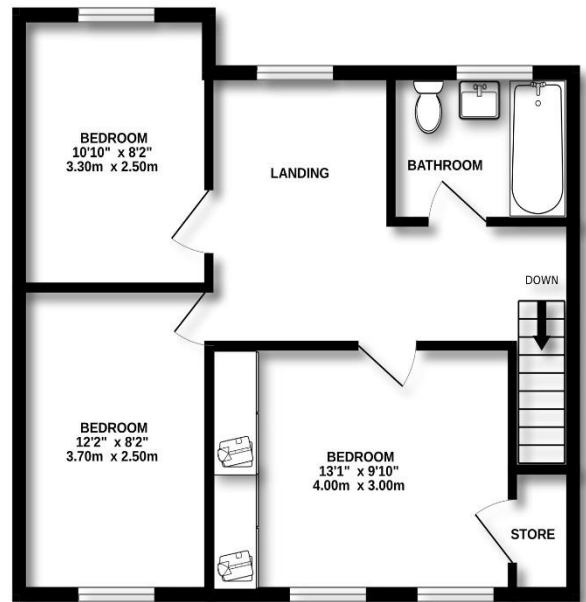


Floor Plan

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		
69-80	C	69 C	80 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.