



Offers Over £170,000

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36 Summercroft, Oldham, OL9 7JP

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- NO CHAIN
- Mid-Terrace
- Three Bedrooms
- Dining Kitchen
- Lounge
- Modern Shower Room
- Generous Sized Garden
- Benefits from UPVC/GCH
- Popular Residential Area
- Viewings Are Highly Recommended

**\*NO CHAIN\*** Therefore vacant possession upon completion. This three bedroom mid-terrace property situated within a popular residential area of Chadderton within easy access of excellent local schools and amenities, public transport links including the Metrolink system and a short drive from the Northwest Motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining kitchen, three bedrooms and modern family shower room. Externally to the front of the property is a paved area with brick built out house, whilst to the rear of the property is a generous sized rear garden. 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 flooring, under stairs storage cupboard and stairs leading to first floor.

**DINING KITCHEN :** A range of wall and base units, integrated oven with four ring hob gas hob and extractor hood above, one and a half bowl stainless steel sink unit and mixer tap, plumbed for washing machine and dishwasher, radiator and UPVC double glazed window.



**LOUNGE :** Laminate flooring, radiator and UPVC double glazed French doors leading to rear garden.

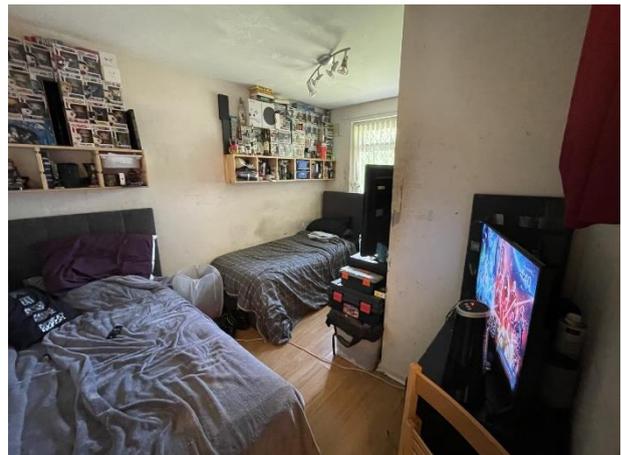


**LANDING :** Built in storage cupboard and loft access hatch.

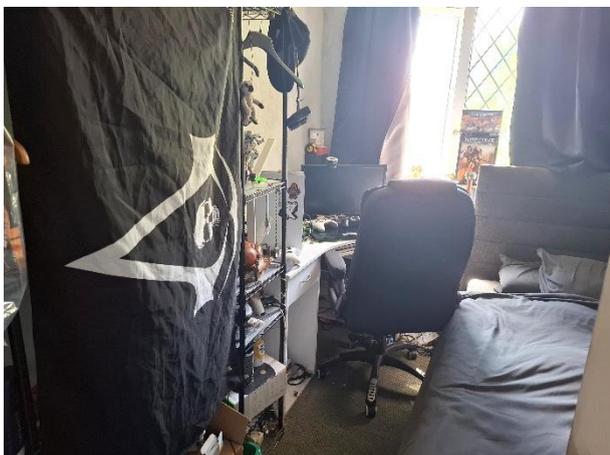
**BEDROOM ONE:** Rear double bedroom with fitted wardrobes, draws and cupboards,radiator and UPVC double glazed window.



**BEDROOM TWO:** Front double bedroom with laminate flooring, radiator and UPVC double glazed window.



**BEDROOM THREE:** Rear single bedroom with UPVC double glazed window.



**SHOWER ROOM** : Modern shower room with walk in shower, sink and WC, towel radiator, UPVC ceiling with inset spotlights and two UPVC double glazed windows.

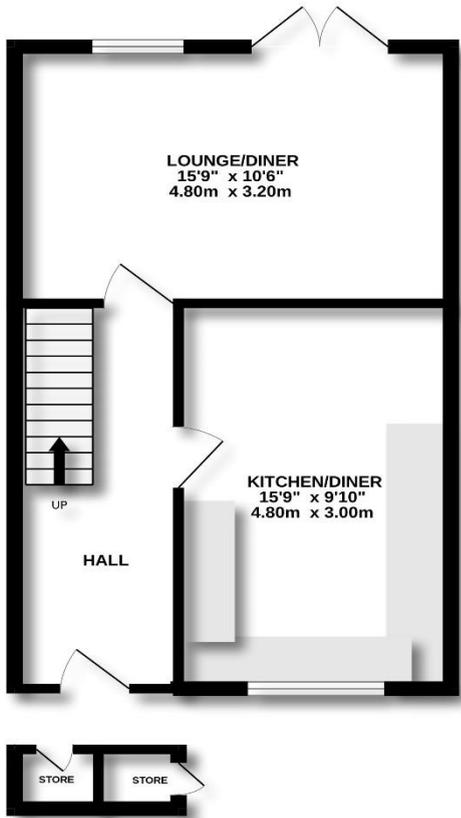


**OUTSIDE** : Externally to the front of the property is a paved area with brick built out house, whilst to the rear of the property is a generous sized rear garden

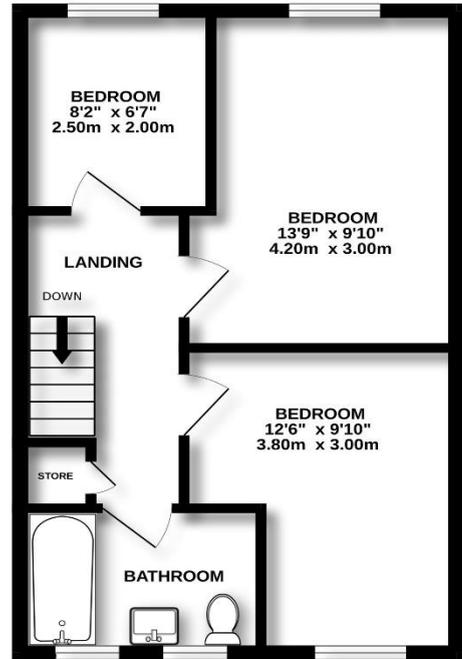


# Floor Plan

GROUND FLOOR

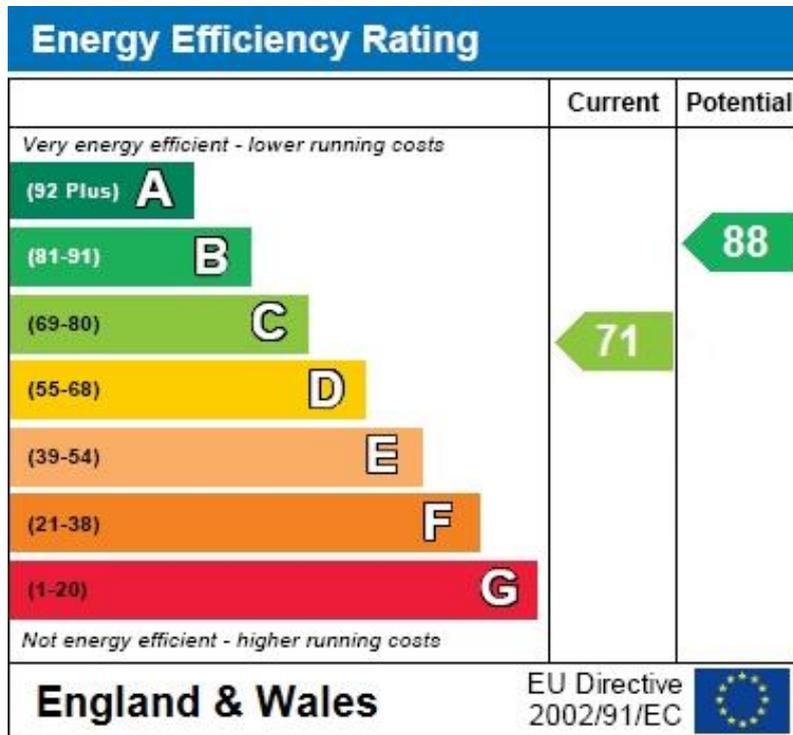


1ST FLOOR



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



Address:  
519 Middleton Road  
Chadderton  
OL9 9SH

Tel: 0161 626 0333  
Email: [sales@schadderton.com](mailto:sales@schadderton.com)

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.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.