



Price £225,000

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40 Scholes Street, Oldham, OL9 8LN

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- NO CHAIN
- Semi-Detached Property
- Two Bedrooms
- Lounge
- Dining Room
- Kitchen
- Low Maintenance Garden
- Driveway Providing Off Road Parking
- Popular Residential Area
- Viewings Are Highly Recommended



**\*NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION\*** This well presented, two double bedroom, semi-detached bungalow is 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 room, kitchen, two bedrooms and bathroom. Externally to the front of the property is a small lawn garden, driveway providing off road parking and leading to a detached garage. To the rear of the property is a low maintenance garden with gated rear access. The property further benefits from UPVC double glazing and gas central heating and viewing the property is highly recommended.

#### INTERNAL ACCOMMODATION:

**ENTRANCE HALL:** Via a UPVC double glazed entrance door with radiator and loft access hatch with loft ladder.



**LOUNGE:** Feature gas fire and surround, radiator and UPVC double glazed window to front elevation.



DINING ROOM: Radiator and opening to kitchen.



KITCHEN: A range of wall and base units, integrated oven with four ring halogen hob and extractor hood above, stainless steel sink unit with mixer tap, plumbed for washing machine, UPVC double glazed window, velux window and UPVC double glazed door leading to rear garden.



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





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

BATHROOM: Comprising of walk in shower, vanity sink unit and WC,towel rail, UPVC ceiling with inset spotlights and UPVC double glazed window.

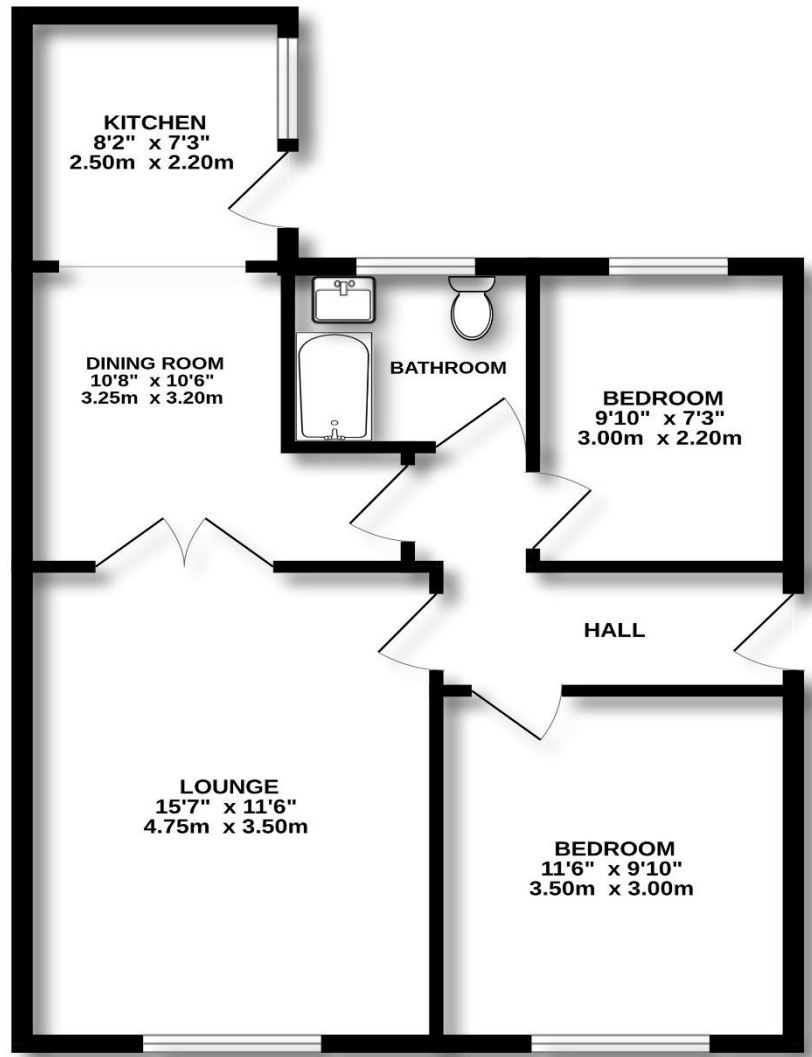


OUTSIDE: Externally to the front of the property is a small lawn garden, driveway providing off road parking and leading to a detached garage. To the rear of the property is a low maintenance garden with gated rear access.



# Floor Plan

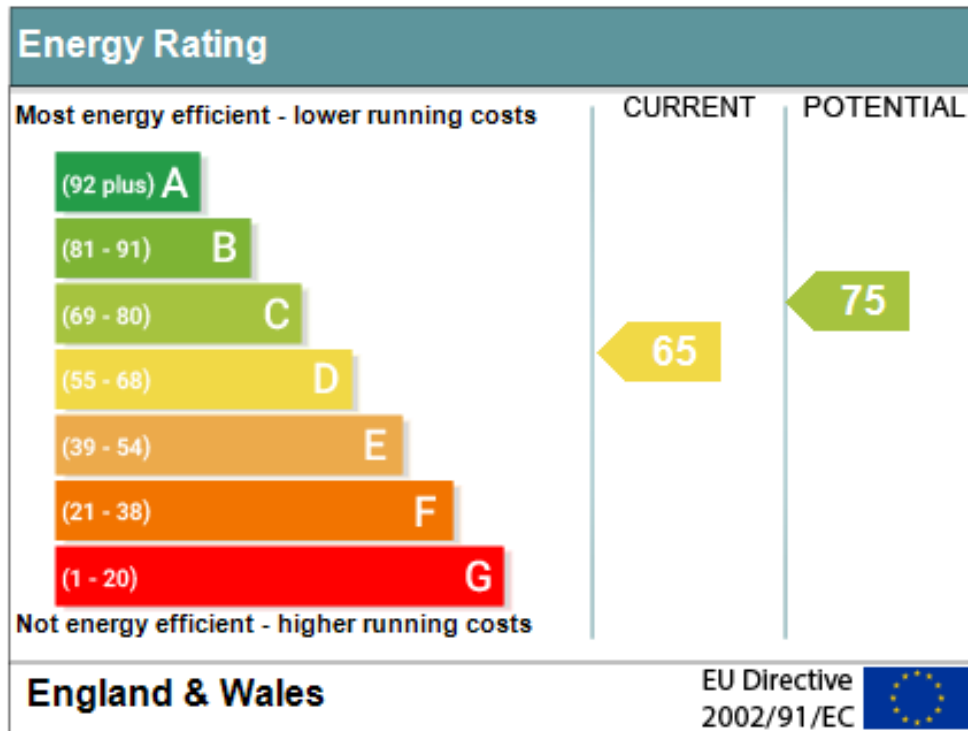
## GROUND FLOOR



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: 40 Scholes Street, Chadderton, OLDHAM, OL9 8LN**  
**RRN: 2380-3052-9206-1305-2204**



Address:  
519 Middleton Road  
Chadderton  
OL9 9SH

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