



Price £285,000

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8 Chichester Crescent, Oldham

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- Semi Detached Bungalow
- Three Bedrooms
- Generous Lounge
- Dining Kitchen
- Family Bathroom
- Detached Rear Garage
- Ample Off Road Parking
- Enclosed Garden
- Popular Residential Area
- Viewings Are Highly Recommended

Alan Ryan Estates are please to bring to market this well presented, three bedroomed, semi-detached bungalow which offers good size living accommodation in the form of entrance porch, hallway, lounge, dining kitchen, three bedrooms and family bathroom. The 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. Externally to the front of the property is a lawn garden with flower and shrub borders and a long driveway providing ample off road parking and leading to a detached rear garage. Whilst to the rear of the property is a well presented rear garden with a paved patio area, lawn garden and an additional seating area with pergola as well as mature shrubs and flower borders. The property further benefits from gas central heating, UPVC double glazing and a full new roof in 2020. Viewing the property is highly recommended.

#### INTERNAL ACCOMMODATION :

ENTRANCE PORCH : Via a UPVC double glazed composite entrance door.

HALLWAY : Via a UPVC double glazed door with radiator and stairs leading to first floor.



LOUNGE : A generous sized lounge with electric fire and surround, radiator and UPVC double glazed window.

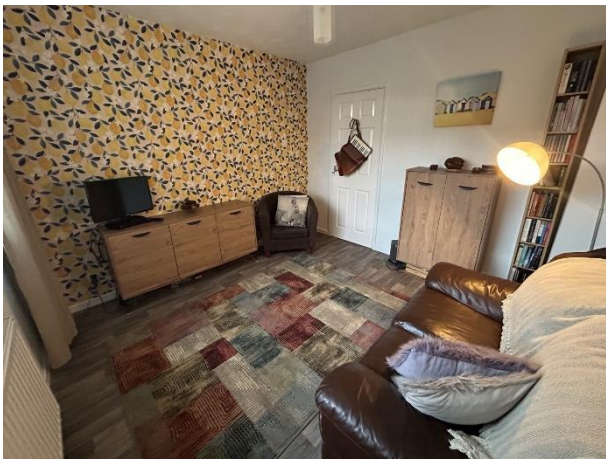




DINING KITCHEN : Range of wall and base units, integrated oven and microwave, five ring gas hob with extractor hood above, composite sink unit with mixer tap, plumbed for washing machine, radiator, UPVC double glazed window and UPVC double glazed doors leading to rear garden.



BEDROOM TWO/SECOND RECEPTION ROOM : Rear double bedroom with, vinyl flooring, radiator and UPVC double glazed window.



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



FIRST FLOOR :

LANDING : With built in storage cupboard.



BEDROOM ONE : Double bedroom with radiator and UPVC double glazed window.





**BATHROOM :** Comprising of bath with overhead shower, sink and WC, fully tiled walls and flooring, towel radiator and UPVC double glazed window.

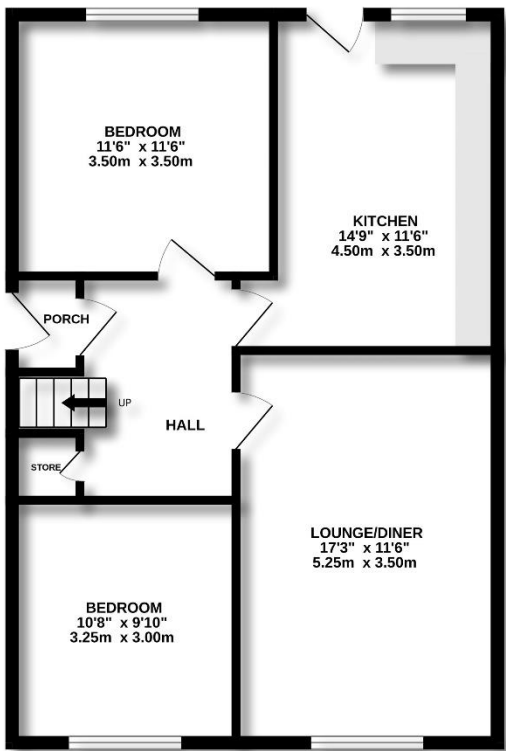


**OUTSIDE :** Externally to the front of the property is a lawn garden with flower and shrub borders and a long driveway providing ample off road parking and leading to a detached rear garage. Whilst to the rear of the property is a well presented rear garden with a paved patio area, lawn garden and an additional seating area with pergola as well as mature shrubs and flower borders.

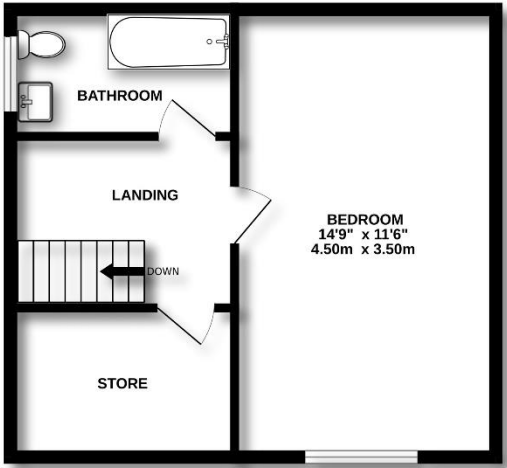


# Floor Plan

GROUND FLOOR

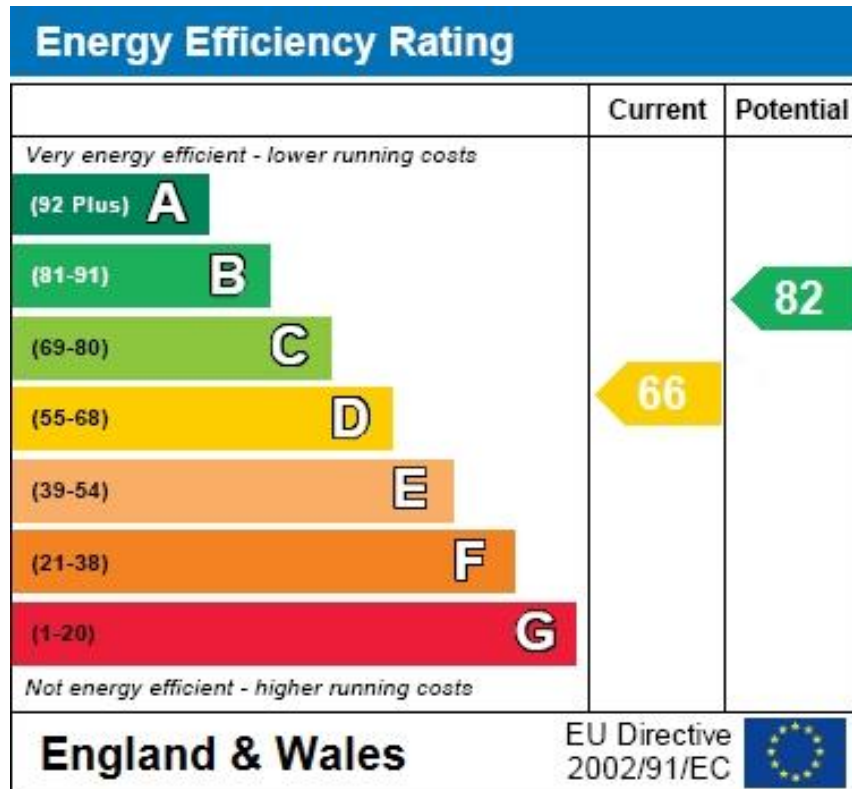


1ST FLOOR



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@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.