



Price £225,000

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17 Elizabeth Avenue, Oldham

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- End Muse Property
- Three Bedrooms
- Modern Fitted Kitchen
- Dining Room
- Generous Sized Lounge
- Modern Family Bathroom
- Low Maintenance Rear Garden
- Popular Residential Area
- Ideal For FTB/Property Investors
- Viewings Are Highly Recommended

This well presented, three bedroom end terrace property, offers generous family living accommodation with the benefit of separate lounge, kitchen and dining room, three well proportioned bedrooms and bathroom. Externally to the front of the property is a low maintenance enclosed front garden, whilst to the rear is a well presented low maintenance enclosed rear garden with Astroturf lawn garden, paved patio, decked seating area, garden shed and bar area. The property is situated within a popular residential area of Chadderton within easy access of well regarded schools, local amenities, public transport links and a short drive from the Northwest motorway network. 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 stairs leading to first floor.



**KITCHEN :** With a range of wall and base units, integrated oven with four ring induction hob and extractor hood above, space for fridge freezer, one and a half bowl composite sink unit with mixer tap, plumbed for washing machine and dishwasher, partially tiled walls, radiator and uPVC double glazed window to front elevation.



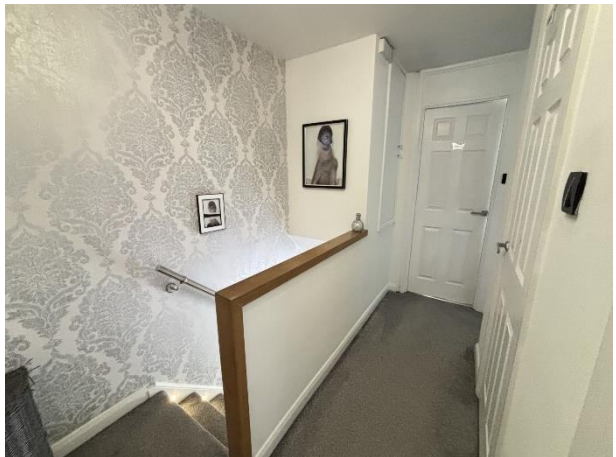
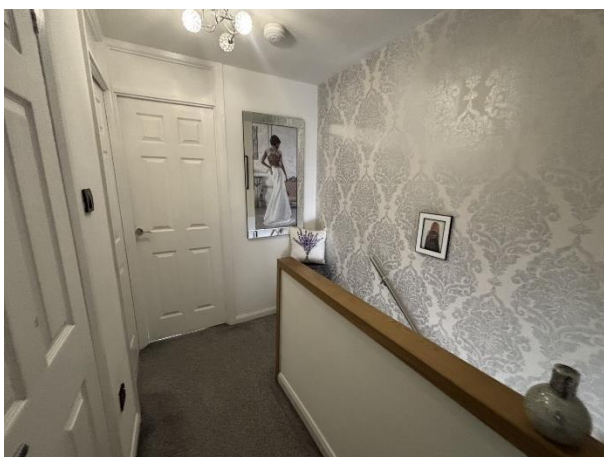
**LOUNGE** : A generous rear reception room with feature fireplace with inset electric fire, radiator and uPVC double glazed window.



**DINING ROOM** : With radiator and uPVC double glazed door leading to rear garden.



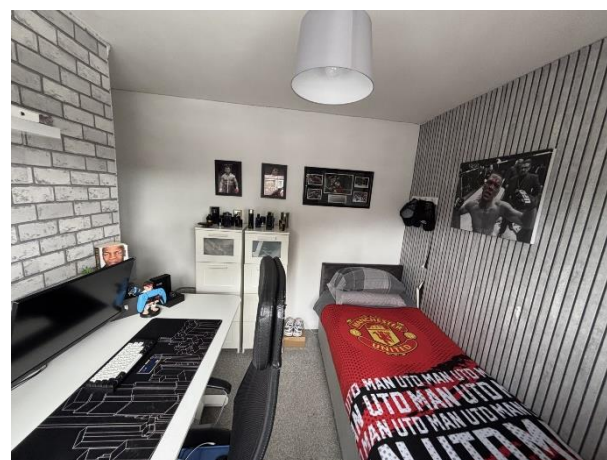
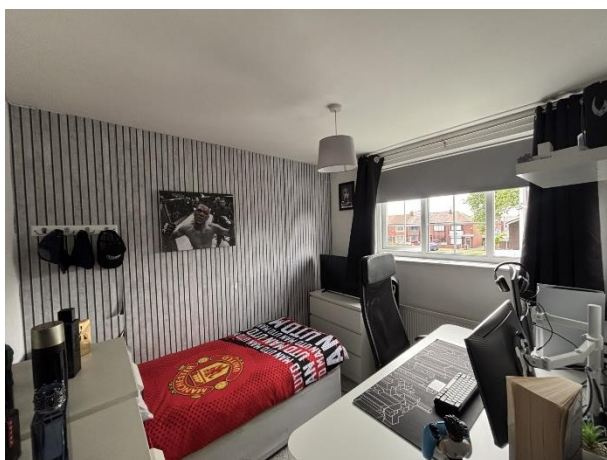
**LANDING** : Via stairs with inset spotlights.



**BEDROOM ONE :** A front double bedroom with air conditioning unit, radiator and uPVC double glazed window.



**BEDROOM TWO :** A rear double bedroom with radiator and uPVC double glazed window.



**BEDROOM THREE :** A rear single bedroom with radiator and uPVC double glazed window.



**BATHROOM :** A modern bathroom comprising of bath with overhead shower, vanity sink unit, tiled walls and floor, radiator and uPVC double glazed window.



**SEPARATE WC :** Comprising of WC, tiled floor, partially tiled walls and uPVC double glazed window.

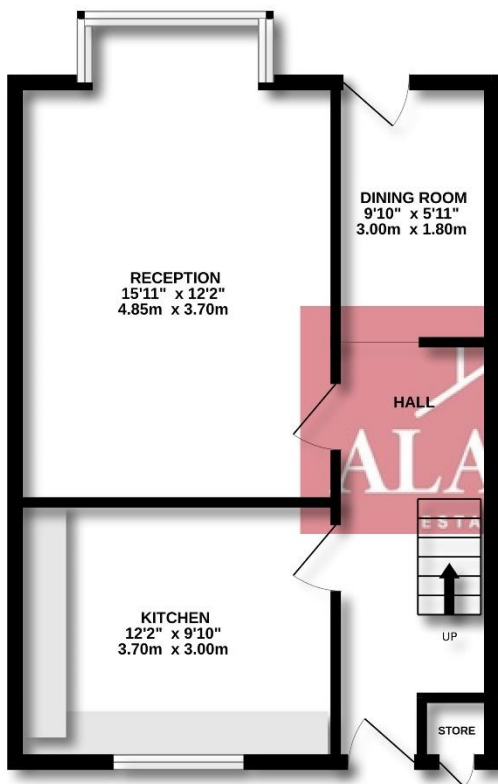


**OUTSIDE :** Externally to the front of the property is a low maintenance enclosed front garden with gated side access to the rear. To the rear is a well presented low maintenance enclosed rear garden with Astroturf lawn garden, paved patio, decked seating area, garden shed and bar area.

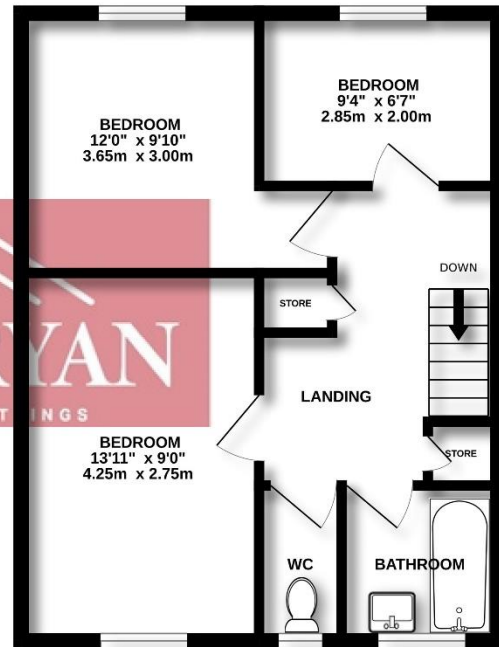




GROUND FLOOR

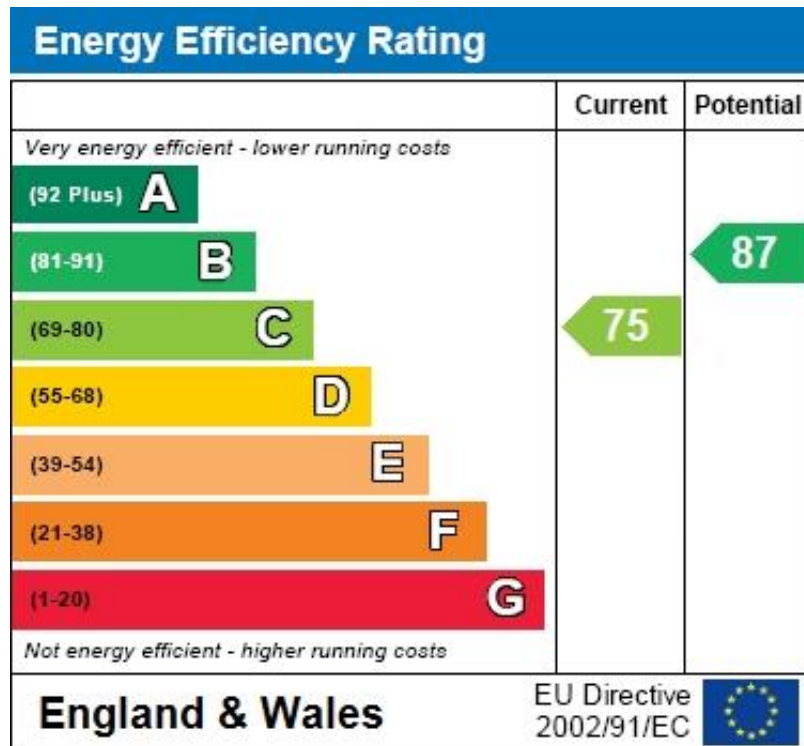


1ST FLOOR



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.