



Price £200,000

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994 Middleton Road, Chadderton

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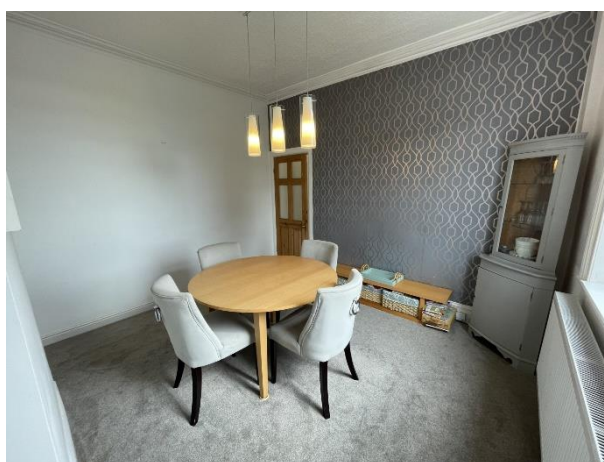
- Terrace Property
- Two Double Bedrooms
- Dining Room
- Substantial Lounge
- Kitchen
- Family Bathroom
- Enclosed Rear Garden
- Ideal For FTB
- Popular Residential Area
- Viewings Are Highly Recommended

Alan Ryan Estates are pleased to bring to market this deceptively spacious, two double bedroom, mid terrace property which benefits from two reception rooms. The property is located within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, dining room, substantial lounge, fitted kitchen, two double bedrooms and family bathroom. Externally to the front of the property is a small forecourt garden whilst to the rear of the property is a low maintenance paved garden with additional brick built out house and gated rear access. The property further benefits from UPVC double glazing and gas central heating. Viewing the property is highly recommended.

#### INTERNAL ACCOMMODATION :

**ENTRANCE HALL :** Via a composite double glazed entrance door, laminate flooring, radiator and stairs leading to first floor.

**DINING ROOM :** To the front of the property with radiator and UPVC double glazed window.



**LOUNGE :** To the rear of the property with feature fireplace, radiator, under stairs storage cupboard and UPVC double glazed window



**KITCHEN :** A range of wall and base units integrated oven with four ring halogen hob and extractor above, stainless steel sink unit with mixer tap, two UPVC double glazed windows and UPVC double glazed door.



**LANDING :** Spotlights to ceiling.

**BEDROOM 1 :** Substantial double bedroom with radiator and UPVC double glazed window.



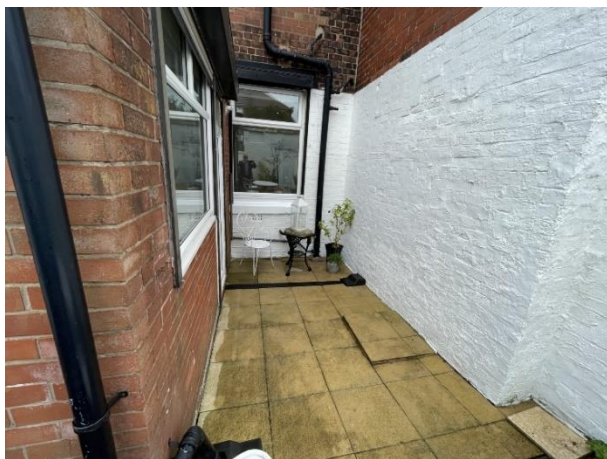
**BEDROOM 2 :** Rear double bedroom with built in cupboards, radiator and UPVC double glazed window.



**BATHROOM :** Comprising of bath with overhead shower, sink and WC, radiator and UPVC double glazed window.

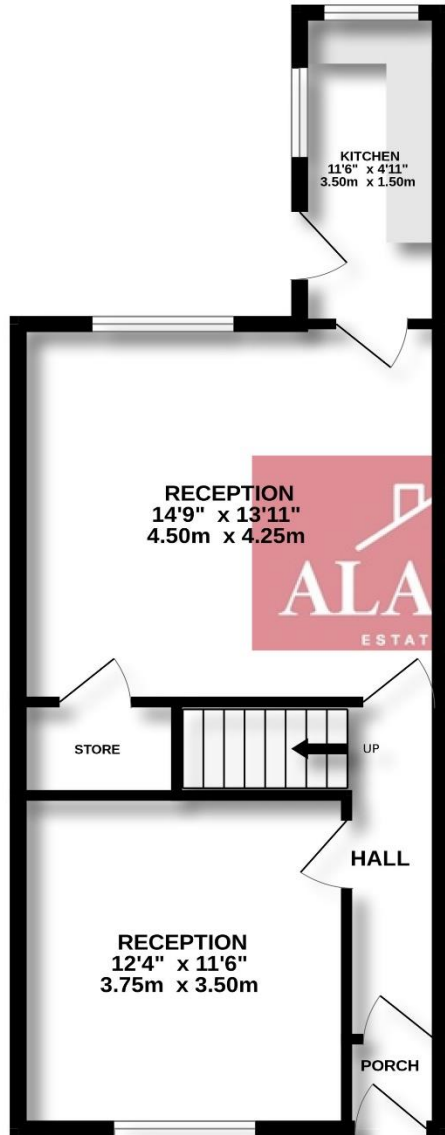


**OUTSIDE :** Externally to the front of the property is a small forecourt garden whilst to the rear of the property is a low maintenance paved garden with additional brick built out house and gated rear access.

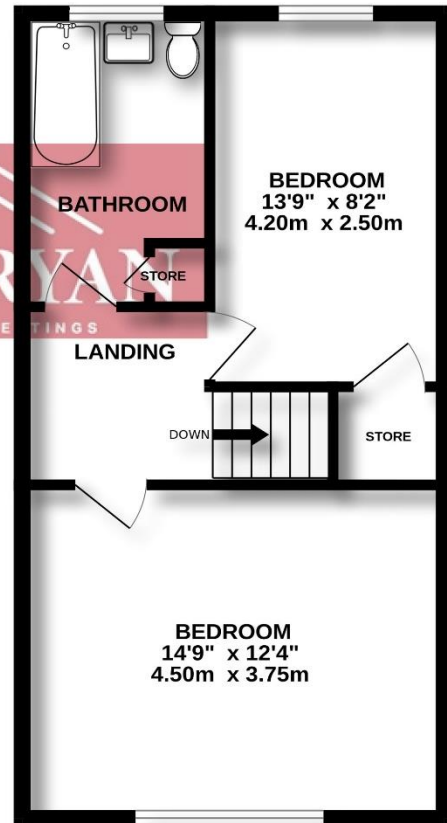


# Floor Plan

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+	<b>A</b>		
81-91	<b>B</b>		<b>88 B</b>
69-80	<b>C</b>	<b>72 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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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.