



Price £190,000

856 Middleton Road, Chadderton, Oldham, OL9 0PB

- Mid Terrace Property
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen & Utility Room
- Modern Bathroom
- Enclosed Rear Garden
- Gated Rear Access
- Popular & Convenient Area
- Ideal For FTB/Investor
- Viewing Highly Recommended

Situated in a popular and convenient area of North Chadderton is this two double bedroom extended mid terrace property which offers excellent family size living accommodation in the form of entrance hall, lounge, dining room, kitchen, utility room, two double bedrooms and modern bathroom WC. Externally to the front is a low maintenance forecourt garden with low boundary walls whilst to the rear is an enclosed garden with deck and flagged patios, gated access and timber store shed. This property is ideally located for excellent local schools and amenities including Mills Hill primary School and North Chadderton high school, excellent public transport links including bus routes, Mills Hill train station and just a short drive from the north Northwest motorway network. This home further benefits from gas central heating and UPVC double glazing throughout and would be ideal for a first time buyer or investor. In order to fully appreciate the opportunity on offer, a viewing is strongly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via a UPVC double glazed entrance door leading to hallway with radiator, built-in cupboards and stairs leading to first floor.



LOUNGE: Front reception room with Feature fire and surround, wooden flooring, radiator and UPVC double glazed bay window.



DINING ROOM: Large second reception room with wooden flooring, radiator, understairs storage cupboard and UPVC double glazed patio doors to rear garden.



KITCHEN: A range of wall and base units, four ring gas hob with extractor hood above, integrated oven, stainless steel sink unit with mixer tap, tiled splashback, tiled flooring, radiator, opening to utility area which is plumbed for washer and UPVC double glazed window to the side.



FIRST FLOOR: LANDING

BEDROOM ONE: Large front double bedroom with wooden flooring, radiator, built-in storage cupboards and UPVC double glazed window.



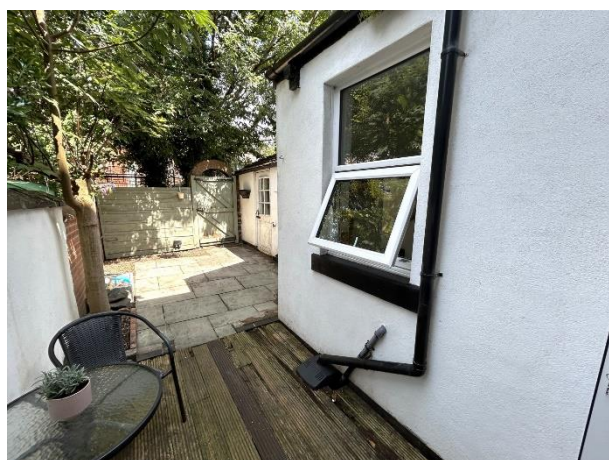
BEDROOM TWO: Rear double bedroom with radiator, wooden flooring, built in storage cupboard which contains loft access hatch and UPVC double glazed window to the rear.



FAMILY BATHROOM: Four piece suite comprising of bath with shower off mixer tap, separate shower cubicle with electric overhead shower, sink with under units and WC, heated chrome towel rail, partially tiled walls, spotlights and UPVC double glazed window to the rear.

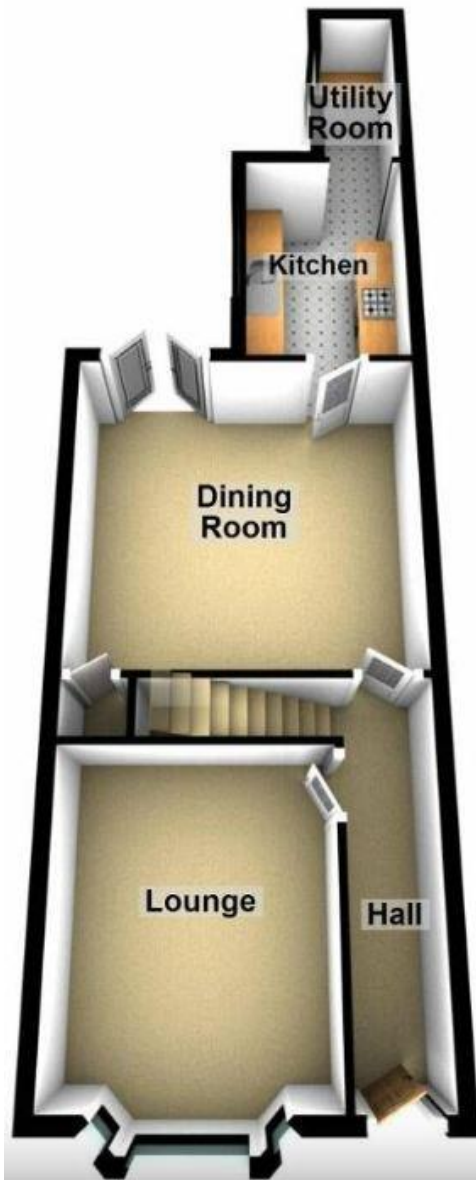


OUTSIDE: Externally to the front is a low maintenance forecourt garden with low boundary walls whilst to the rear is an enclosed garden with deck and flagged patios, gated access and timber store shed.

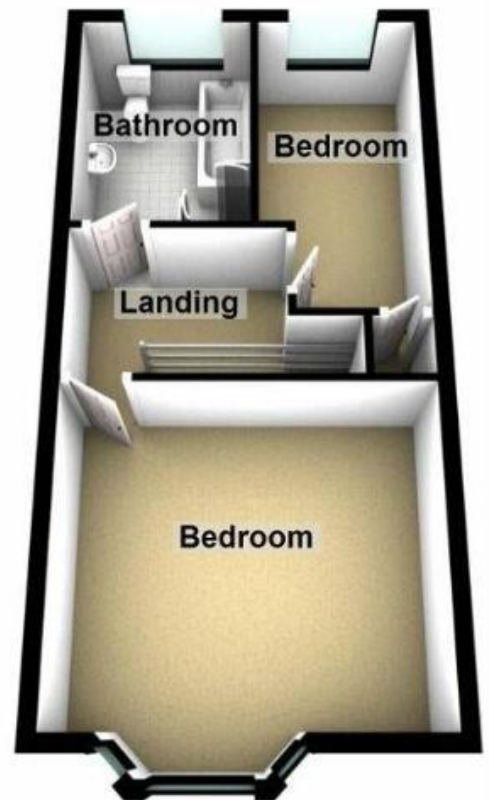


Floor Plan

Ground Floor



First Floor



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Please contact the office before viewing the property.