



Price £230,000

83 Fold Green, Oldham, OL9 9DX

- NO CHAIN
- True Semi Detached Bungalow
- Two Double Bedrooms
- Lounge
- Fitted Kitchen
- Family Shower Room
- Tiered Paved Rear Garden
- Detached Garage
- Popular Fold Green Development
- Viewing Highly Recommended

NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION

This well presented two double bedroomed, true semi detached bungalow is situated on the popular Fold Green development close to excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, fitted kitchen, side porch, two double bedrooms and shower room. Externally to the front of the property is a paved pathway and lawned garden with flower and shrub borders, whilst to the rear of the property is a tiered paved garden with flower and shrub borders. The property further benefits from UPVC double glazing, gas central heating and detached garage to the rear, viewing of the property is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: Via UPVC double glazed front door and side windows with built in storage cupboard.



LOUNGE: With feature electric fire and surround, laminate flooring, radiator and UPVC double glazed window to front elevation.



KITCHEN: Range of wall and base units, integrated oven, four ring gas hob with extractor hood above, stainless steel sink unit with mixer tap, plumbed for washing machine, tiled flooring, UPVC double glazed window and door leading to side porch.



SIDE PORCH: Of a UPVC construction with tiled flooring and UPVC double glazed door leading to rear garden.



BEDROOM ONE: Double bedroom with fitted wardrobes and furniture, radiator and UPVC double glazed window.



BEDROOM TWO: Currently being used as a dining room with laminate flooring, radiator and UPVC double glazed French doors with side windows leading to rear garden.



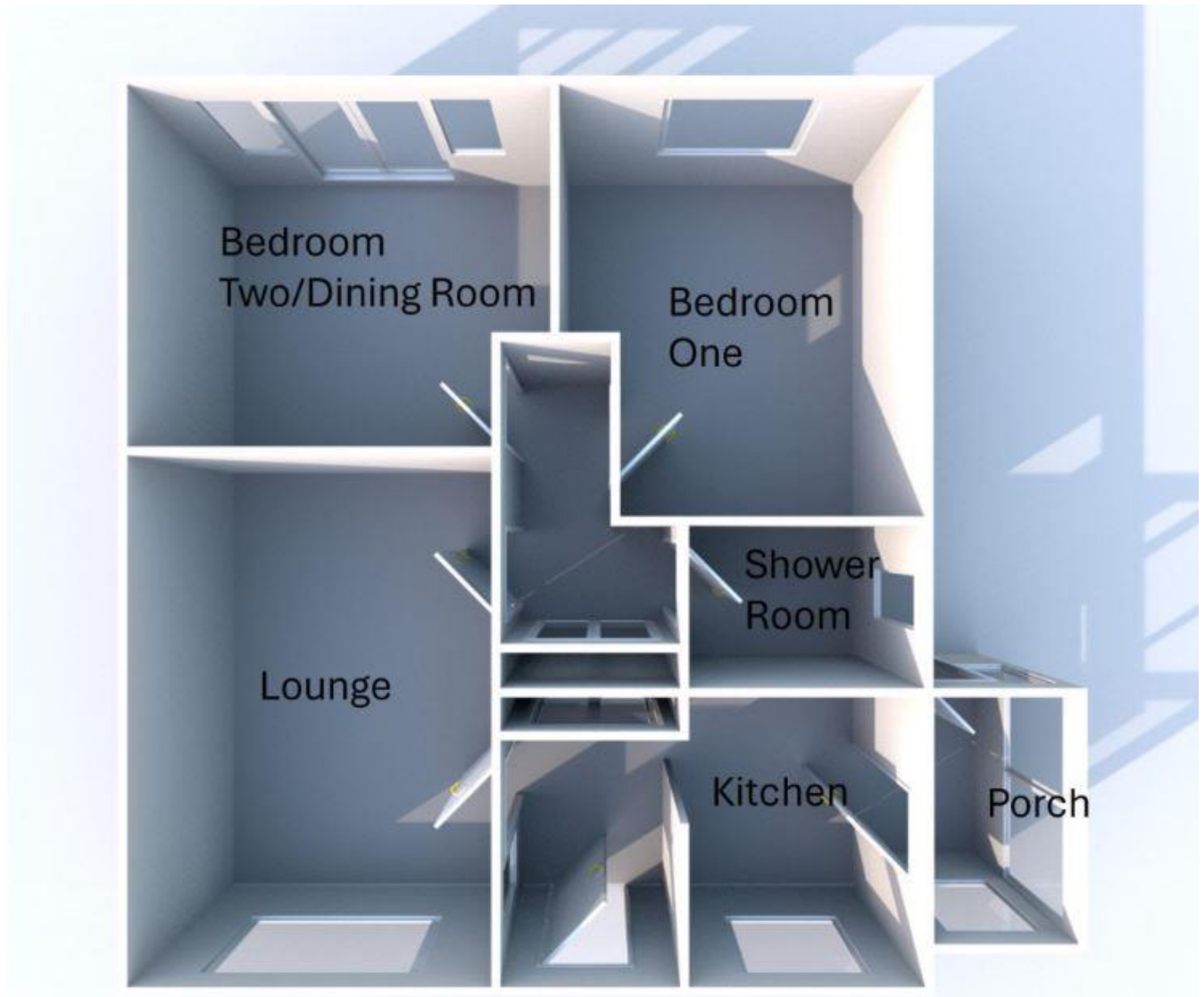
SHOWER ROOM: Modern shower room comprising of walk in shower, sink and WC, tiled flooring, towel radiator and UPVC double glazed window.



OUTSIDE: Externally to the front of the property is a paved pathway and lawned garden with flower and shrub borders, whilst to the rear of the property is a tiered paved garden with flower and shrub borders.



Floor Plan



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.