



Offers Over £150,000

Welbeck Avenue, Oldham

- NO CHAIN
- Ideal For Investors
- Semi Detached Property
- Three Bedrooms
- Lounge
- Large Kitchen Diner
- Family Bathroom WC
- Off-Road Parking
- Enclosed Rear Garden
- Viewings Are Highly Recommended

NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION

Situated in a popular and convenient residential area of Chadderton is this three bedroom, semi detached property which offers a good size living accommodation in the form of entrance hall, lounge, large kitchen diner, three bedrooms and family bathroom WC. To the front there is a paved driveway providing off-road parking whilst the rear is an enclosed garden with lawn, pathway and boundary fencing. This property is ideally located for well regarded local schools and amenities, public transport links and easy access to the Northwest motorway network. As advised by the vendor remedial works have been carried out at the property over the last few years, this includes- newly installed windows, roof, guttering, soffits and fascias and composite front door. Although requiring modernisation throughout, this sale offers a perfect opportunity for investment and in order to fully appreciate the potential on offer a viewing is highly recommended.

INTERNAL ACCOMMODATION:

ENTRANCE: Via a UPVC double glazed entrance door with gas heater and stairs to first floor.



LOUNGE: Front reception room with gas fire, built in meter cupboard and double glazed window.



KITCHEN/DINING ROOM: Rear reception room with built-in storage cupboard, electric wall heater, base units, free standing gas hob with grill, stainless steel sink unit, pantry, double glazed windows to rear and side and wooden door leading to rear garden.



FIRST FLOOR:



BEDROOM ONE: Front double bedroom with double glazed window.



BEDROOM TWO: Rear double bedroom with double glazed window.



BEDROOM THREE: Front single bedroom and double glazed window.



BATHROOM WC: Three piece coloured suite comprising of bath with overhead shower mixer tap, sink and WC, tile effect panel and window to the rear.

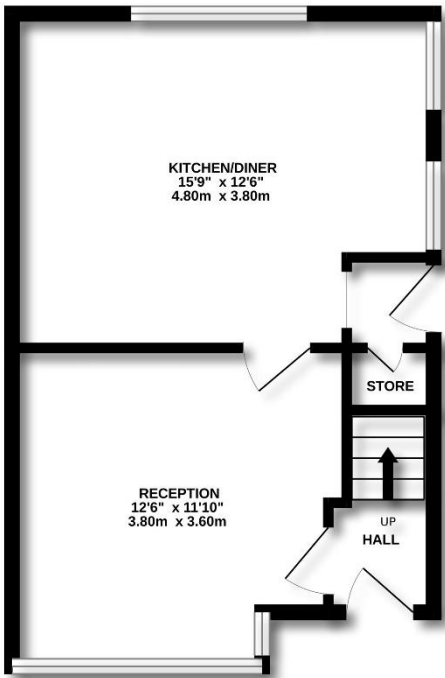


OUTSIDE: To the front there is a paved driveway providing off-road parking for multiple cars whilst the rear is an enclosed garden with lawn, patio and boundary fencing.

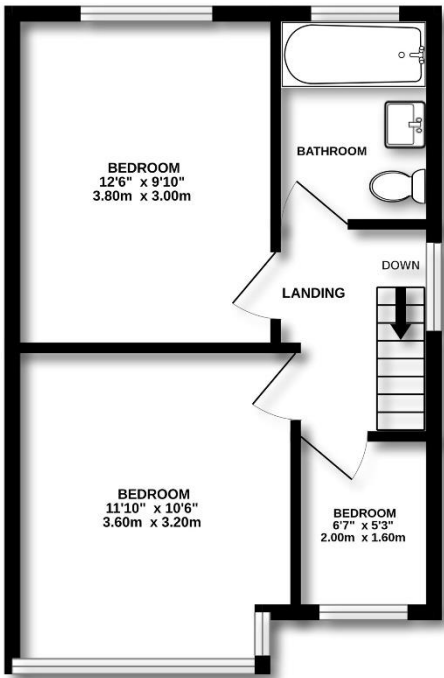


Floor Plan

GROUND FLOOR



1ST FLOOR

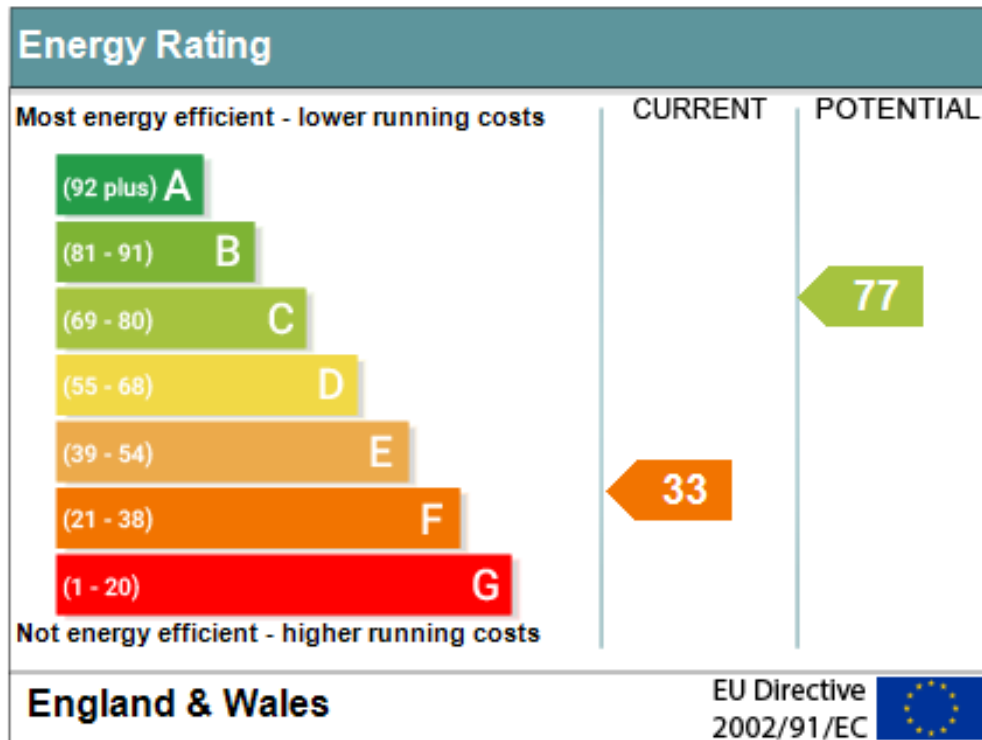


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: 34 Welbeck Avenue, Chadderton, OLDHAM, OL9 9PE

RRN: 7735-0629-5509-0434-6292



Address:
519 Middleton Road
Chadderton
OL9 9SH

Tel: 0161 626 0333
Email: 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.