



Price £225,000

20 Parkfield, Chadderton, Oldham, OL9 0AS

- NO CHAIN
- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Modern Shower Room
- Generous Lawn Garden
- Off Road Parking
- Popular Residential Area
- Viewings Are Highly

NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION

This three bedroomed, semi detached property would be an ideal project for first time buyers to put their own stamp on. The property is situated in a popular residential area of Chadderton within easy access of excellent local schools and amenities, walking distance from Chadderton park as well as public transport links and just a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining room, kitchen, three bedrooms and modern shower room. Externally to the front of the property is a lawn garden and long driveway, providing ample off road parking. Whilst to the rear of the property is a generous lawn garden with mature bush tree and shrub borders and gated side access. The property further benefits from UPVC double glazing.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a UPVC double glazed entrance door with stairs leading to first floor.



LOUNGE 12'6" (3.81m) x 11'6" (3.51m): With electric wall heater and UPVC double glazed window to front elevation.



DINING ROOM 12'2" (3.71m) x 11'6" (3.51m): With electric wall heater, wall mounted gas fire and UPVC double glazed window.



KITCHEN 8'2" (2.49m) x 6'7" (2.01m): Range of wall and base units, plumbed for washing machine and dryer, space for oven, sink with mixer tap, UPVC double glazed window and door leading to rear garden.



LANDING : With loft access hatch and UPVC double glazed window.

BEDROOM ONE 12'6" (3.81m) x 11'6" (3.51m): Front double bedroom with fitted wardrobes, electric wall heater and UPVC double glazed window.



BEDROOM TWO 12'2" (3.71m) x 11'6" (3.51m): Rear double bedroom with fitted wardrobes, electric wall heater and UPVC double glazed window.



BEDROOM THREE 7'7" (2.31m) x 6'7" (2.01m): Front single bedroom with electric wall heater and UPVC double glazed window.



SHOWER ROOM : Comprising of shower cubicle, sink and WC, built in storage cupboard, electric wall heater, UPVC ceiling with inset spotlights and UPVC double glazed window.

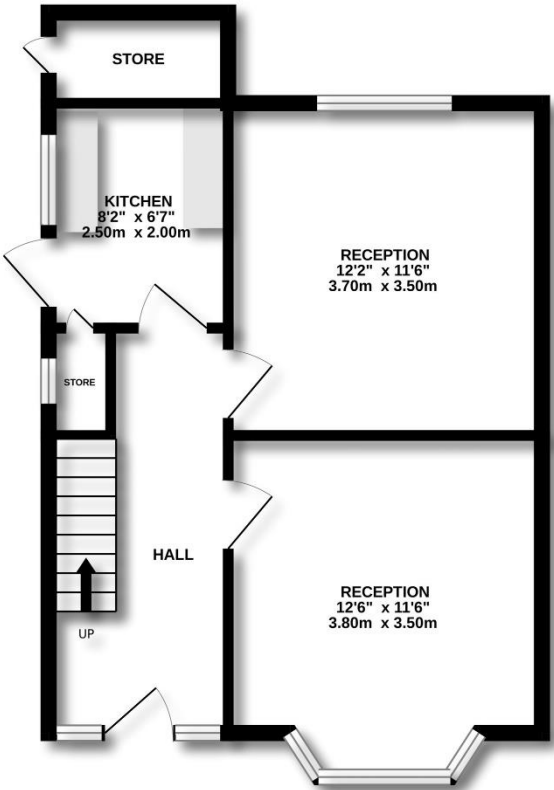


OUTSIDE : Externally to the front of the property is a lawn garden and long driveway, providing ample off road parking. Whilst to the rear of the property is a generous lawn garden with mature bush tree and shrub borders and gated side access.

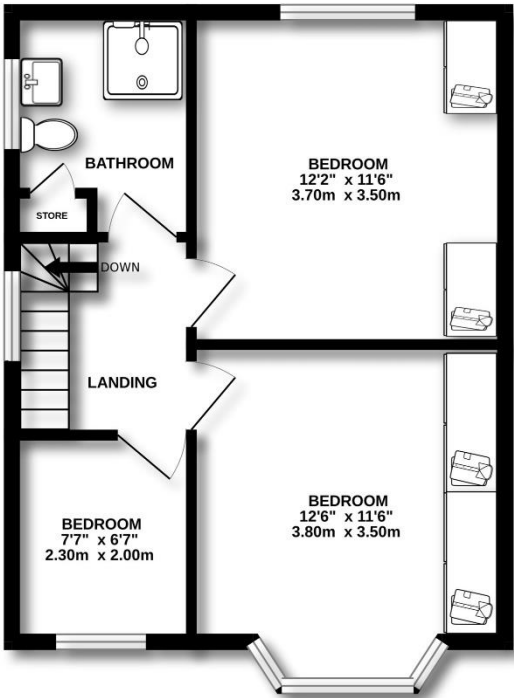


Floor Plan

GROUND FLOOR

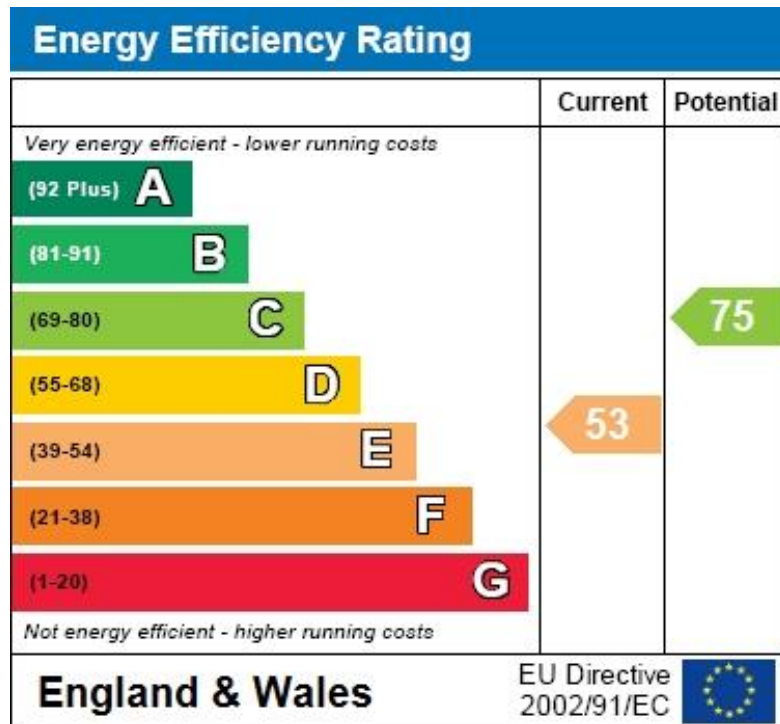


1ST FLOOR



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



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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.

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Please contact the office before viewing the property.