



Price £230,000

57 Birchwood, Oldham, OL9 9UH

- NO CHAIN
- Semi Detached Bungalow
- Substantial Double Bedroom
- Modern Fitted Kitchen
- Open Plan Lounge/Dining Room
- Conservatory
- Wet Room
- Ample Off Road Parking
- Enclosed Rear Garden
- Viewings Are Highly Recommended

****NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION****

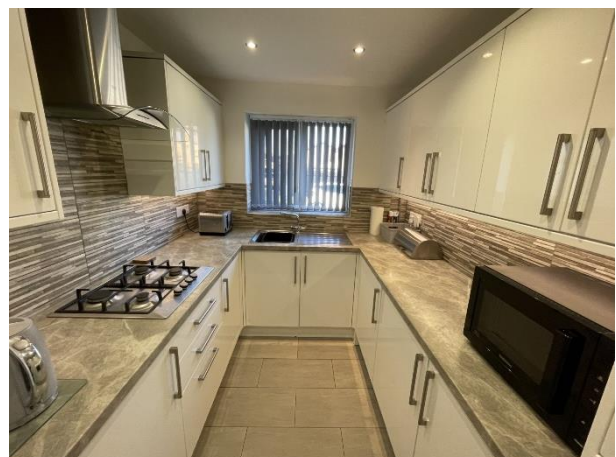
Formally a two bedroom, now converted to a substantial one double bedroom, is this beautifully presented semi detached bungalow which offers generous living accommodation and is situated within a popular residential area of Chadderton on the Firwood park development, within easy access of excellent local schools and amenities, public transport links including Mills Hill train station and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, modern fitted kitchen, open plan lounge/dining room, a large double bedroom, wet room and conservatory. Externally to the front of the property is a low maintenance Astroturf lawn garden with long driveway providing ample off road parking and leading to a substantial rear garden with artificial lawn, paved patio and composite garden shed. The property further benefits from UPVC double glazing and gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a UPVC double glazed entrance door, with laminate flooring, built in storage cupboard and radiator.



KITCHEN : To the front of the property with a modern range of wall and base units, integrated oven with four ring gas hob and extractor hood above. integrated microwave and fridge freezer, stainless steel sink unit and mixer tap, plumbed for washing machine, spotlights to ceiling and UPVC double glazed widow to front elevation.



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



BEDROOM : Substantial rear double bedroom with UPVC double glazed window and UPVC double glazed French doors leading to conservatory.



WET ROOM : With shower, sink and WC, spotlights to ceiling, towel radiator and UPVC double glazed window.



CONSERVATORY : Of brick and UPVC construction, with UPVC double glazed French doors leading to rear garden.

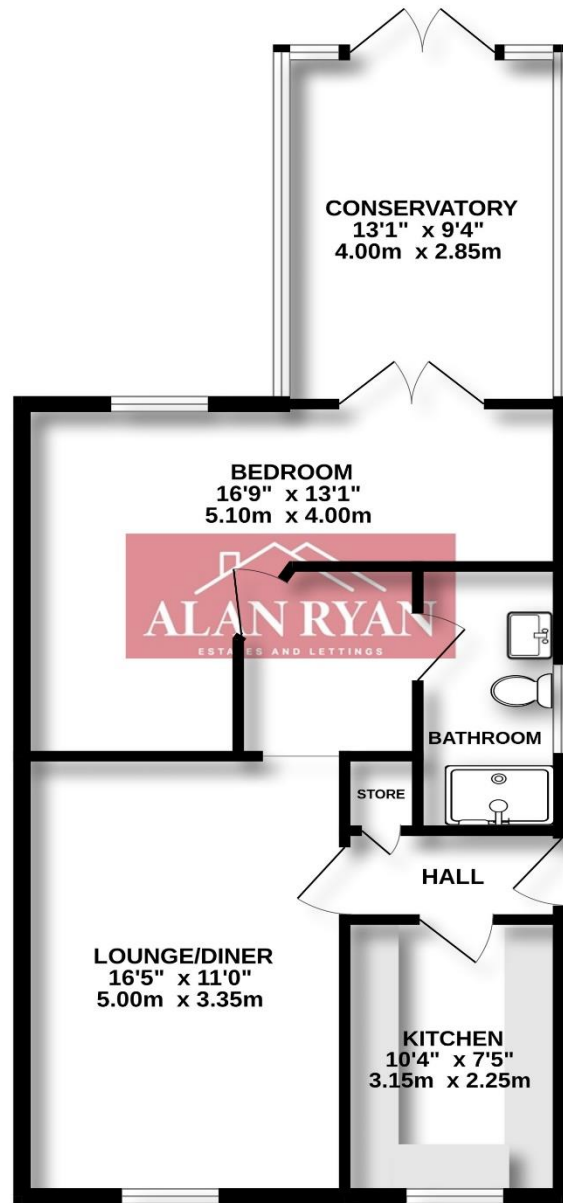


OUTSIDE : Externally to the front of the property is a low maintenance Astroturf lawn garden with long driveway providing ample off road parking and leading to a substantial rear garden with artificial lawn, paved patio and composite garden shed.



Floor Plan

GROUND FLOOR



Address:
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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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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.