



Price £170,000

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**153 Coalshaw Green Road, Oldham, OL9 8JR**

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- NO CHAIN
- Ideal for FTB/Investors
- Comprehensive refurbishment
- Two Bedrooms
- Modern Fitted Kitchen/Diner
- Good Size Lounge
- Modern Bathroom
- Generous Size Rear Garden
- Off Road Parking To Rear
- Viewing Highly Recommended

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

This recently renovated two bedrooomed mid terrace property is ideal for first time buyers or property investors. The property has recently undergone comprehensive refurbishment including a damp proof course, rewire, new kitchen and bathroom, new windows to lounge, kitchen and front bedroom and new carpet/flooring throughout. Internal accommodation briefly comprises of lounge, modern fitted kitchen diner, two bedrooms and modern fitted bathroom. Externally to the front of the property is a small forecourt garden, whilst to the rear of the property is a generous size rear garden with gated rear access. The property is situated in a popular residential area of Chadderton within easy access of excellent local schools and amenities, Coalshaw Green park, public transport links and a short drive from the Northwest motorway network. The property further benefits from UPVC double glazing, gas centrals heating and off road parking to the rear, viewing of the property is highly recommended.

#### INTERNAL ACCOMMODATION:

LOUNGE: Via a UPVC double glazed entrance door with two radiators, new carpet and new UPVC double glazed window to front elevation.



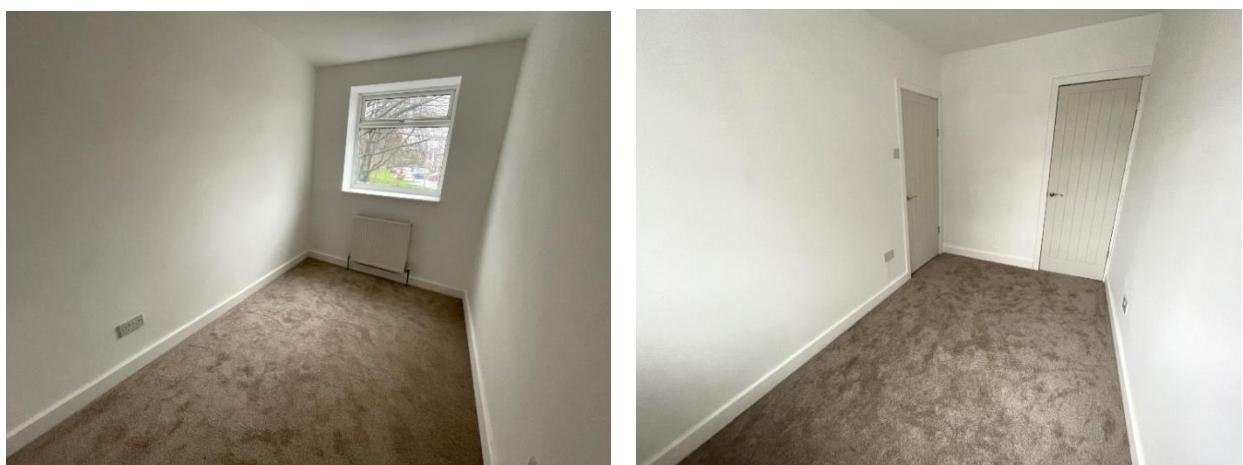
KITCHEN DINER: Modern range of wall and base units, integrated oven with four ring gas hob with stainless steel splash back and extractor hood above, stainless steel sink unit with mixer tap, plumbed for washing machine, understairs storage cupboard, radiator, new UPVC double glazed window and UPVC double glazed door leading to rear garden.



**BEDROOM ONE:** Substantial size front double bedroom with radiator, new carpet and new UPVC double glazed window.



**BEDROOM TWO:** Generous size second bedroom with built in storage cupboard, radiator, new carpet and UPVC double glazed window.



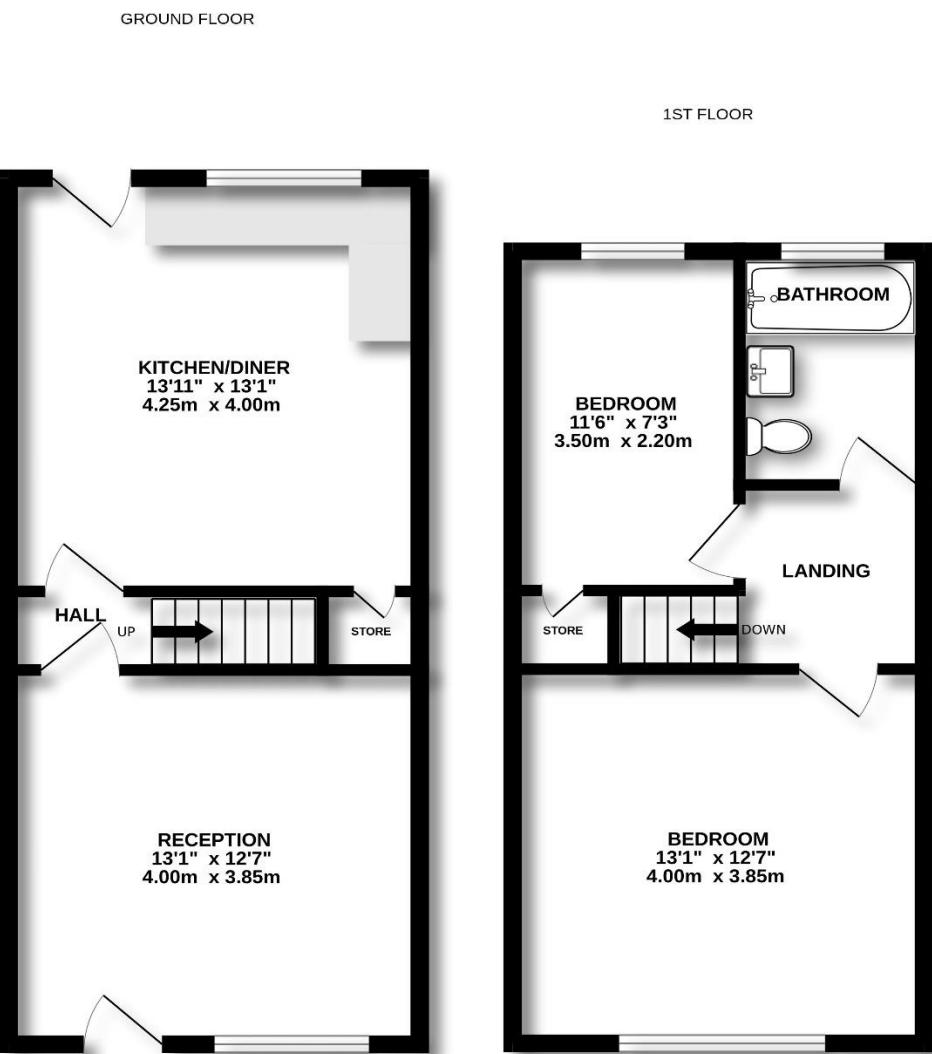
**BATHROOM:** Modern fitted bathroom comprising of bath with overhead rain shower, sink and WC and UPVC double glazed window.



**OUTSIDE:** Externally to the front of the property is a small forecourt garden, whilst to the rear of the property is a generous size rear garden with gated rear access.



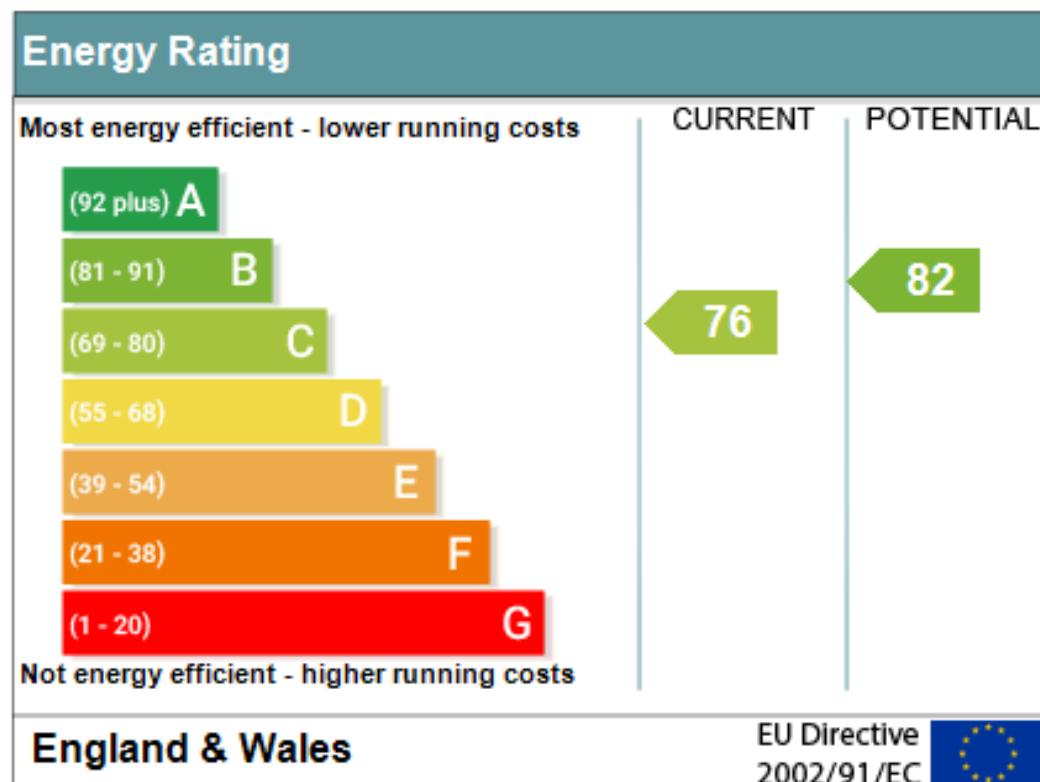
# Floor Plan



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: 153 Coalshaw Green Road, Chadderton, OLDHAM, OL9 8JR  
RRN: 2119-3944-4202-7855-6204



Address:  
519 Middleton Road  
Chadderton  
OL9 9SH

Tel: 0161 626 0333  
Email: [sales@aschadderton.com](mailto: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.