



Price £290,000

Fold Green, Oldham

- NO CHAIN
- Semi Detached Property
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Kitchen
- Bathroom And Separate WC
- Off Road Parking and Attached Garage
- Enclosed Rear Garden
- Ideal Family Home
- Viewings Are Highly Recommended

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

This well presented, three bedroom semi detached property is an ideal family home and offers excellent family living accommodation in the form of entrance porch, entrance hall, open plan lounge and dining room, kitchen, three bedrooms and bathroom and separate WC. Externally the front of the property is a garden area and driveway, providing off road parking, leading to an attached garage. Whilst to the rear of the property is a generous sized rear garden with gated side access. The property is located in a popular residential area of Chadderton within easy access of excellent local schools, public transport links including walking distance to local Metrolink tram stop and a short drive from the Northwest motorway network. The property further benefits from a new central heating system, fitted approximately 12 months ago and UPVC double glazing throughout. Viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE PORCH : Via a UPVC double glazed entrance door.



ENTRANCE HALL : Via a wooden door with radiator and stairs leading to first floor.



LOUNGE : An open plan lounge/dining room with two radiators, UPVC double glazed window to front and rear elevation.



KITCHEN : With a range of wall and base units, free standing oven with electric induction hob and extractor hood above, space for fridge freezer, one and a half bowl stainless steel sink unit with mixer tap,plumbed for washing machine, radiator and UPVC double glazed window to rear.



LANDING : Loft access hatch.



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



BEDROOM TWO : A rear double bedroom with radiator and UPVC double glazed window.



BEDROOM THREE : A front single bedroom with built in storage cupboard, radiator and UPVC double glazed window.



BATHROOM : Comprising of bath and sink, partially tiled walls, radiator and UPVC double glazed window.



WC : Comprising of WC and UPVC double glazed window.



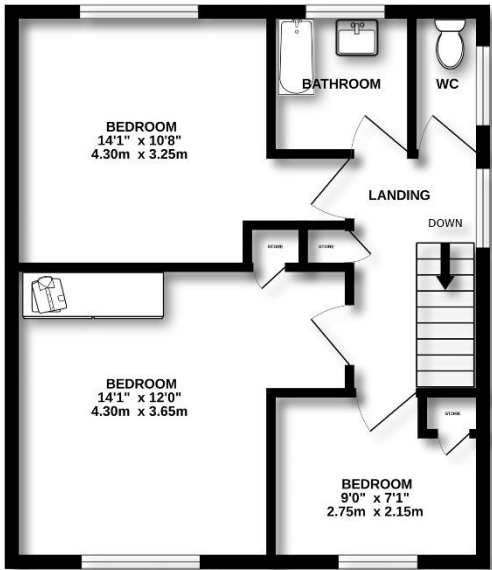
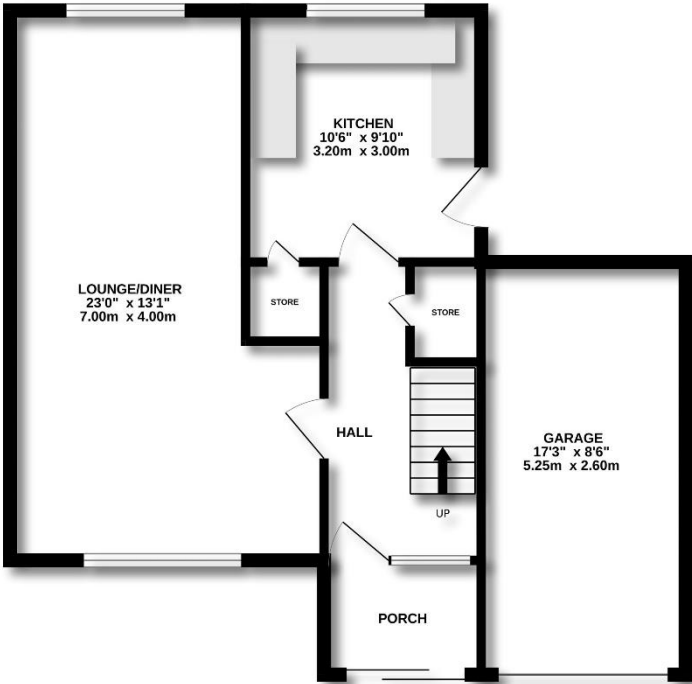
OUTSIDE : Externally the front of the property is a garden area and driveway, providing off road parking, leading to an attached garage. Whilst to the rear of the property is a generous sized rear garden with gated side access.



Floorplan

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 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.

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Please contact the office before viewing the property.