



Offers Over £300,000

7 Mough Lane, Chadderton

- Extended Semi Detached Property
- Four Bedrooms
- Three Reception Rooms
- Extended Kitchen & Utility
- Downstairs Shower Room
- Modern Family Bathroom
- Off Road Parking
- Generous Lawn Garden
- Summerhouse With Power & Lighting
- Viewings Are Highly Recommended

This well presented, extended, four bedroom, semi detached property offers generous family living accommodation in the form of, entrance porch, three reception rooms, extended kitchen, utility, shower room, four bedrooms and modern family bathroom. The property is located within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Externally, to the front of the property is a driveway providing off road parking, whilst to the rear is a generous sized, South facing lawn garden with decked and paved patio areas and an insulated summer house with power and lighting. The property further benefits from UPVC double glazed windows and gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE PORCH : Via a UPVC double glazed entrance door.

ENTRANCE HALL : With stairs leading to first floor, radiator and under stairs storage cupboard.



SITTING ROOM/BEDROOM FOUR : With radiator and UPVC double glazed window.



EXTENDED OPEN PLAN LOUNGE/DINING ROOM :

LOUNGE : With radiator, UPVC double glazed bay window and arch leading to dining room.



DINING ROOM : With laminate flooring, log burner, radiator and opening to summer room.



SUMMER ROOM : With laminate flooring, radiator and UPVC sliding doors to rear garden.



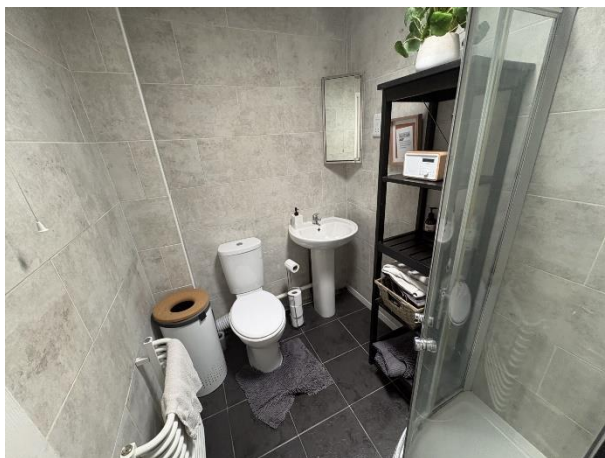
EXTENDED KITCHEN : Comprising of a modern range of wall and base units, integrated double oven, five ring gas hob with extractor fan above, inset sink unit with mixer tap, tiled flooring, UPVC double glazed window and UPVC double glazed door.



UTILITY : Plumbed for washer and dryer, sink unit with mixer tap, radiator, UPVC double glazed window and door leading to shower room.



DOWNSTAIRS SHOWER ROOM : Comprising of shower, sink and WC, towel radiator and tiled flooring.



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



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



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



BEDROOM THREE : A generous sized, front single bedroom with radiator and UPVC double glazed window.



FAMILY BATHROOM : Comprising of bath, shower off mixer tap, vanity sink unit and WC, towel radiator & UPVC double glazed window.



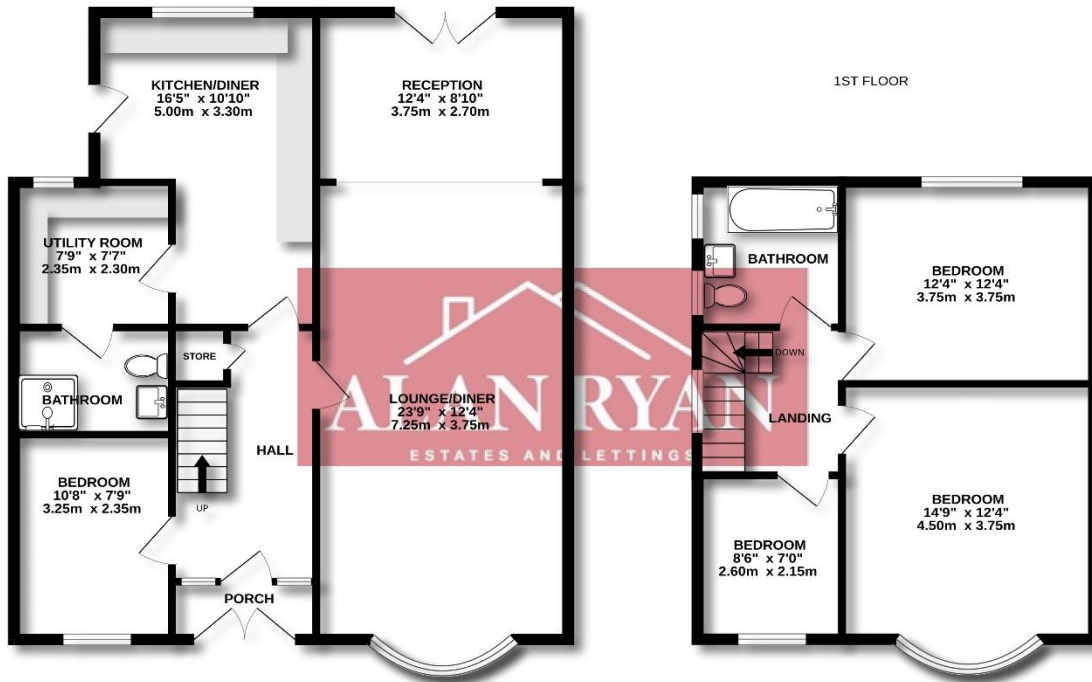
OUTSIDE : Externally, to the front of the property is a driveway providing off road parking, whilst to the rear is a generous sized, South facing lawn garden with decked and paved patio areas and an insulated summerhouse with power and lighting.





Floor Plan

GROUND 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		83 B
69-80	C	76 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.