



Offers Over £210,000

17 Ross Avenue, Oldham

- ***NO CHAIN***
- **Semi Detached Property**
- **Three Double Bedrooms**
- **Generous Reception Room**
- **Kitchen**
- **Enclosed Rear Garden**
- **Off Road Parking**
- **Popular Residential Area**
- **Ideal For FTB/Property Investor**
- **Viewings Are Highly Recommended**

NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION

This extended three double bedroom, semi detached property, offers an ideal opportunity to update and modernise this family property which is ideal for a First Time Buyer or property investor. The property is situated in a popular residential area of Chadderton within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, open plan lounge/dining room, inner hallway, kitchen, three double bedrooms and family bathroom. Externally to the front of the property is a driveway providing off road parking, whilst to the rear of the property is a generous rear garden with paved patio, lawn garden and double gated access to provide additional off road parking. The property further benefits from UPVC double glazing and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

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

OPEN PLAN LOUNGE/DINING ROOM : Which has two radiators and UPVC double glazed window to both front and rear elevation.



INNER HALLWAY : With built in storage cupboard.



KITCHEN : With a range of wall and base units, stainless steel sink unit with mixer tap, space for oven, UPVC double glazed window and door leading to rear garden.



LANDING :

BEDROOM ONE : A front double bedroom with radiator and two UPVC double glazed windows.



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



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



BATHROOM : Bath with overhead electric shower, sink and WC, radiator and UPVC double glazed window.



OUTSIDE : Externally to the front of the property is a driveway providing off road parking, whilst to the rear of the property is a generous rear garden with paved patio, lawn garden and double gated access to provide additional off road parking.





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		
69-80	C		79 C
55-68	D	67 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.

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.