



Price £130,000

51 Fields New Road, Chadderton

- NO CHAIN
- First Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen/Lounge
- Bathroom
- Designated Parking
- Easy Access To Public Transport Links
- Popular Residential
- Ideal For FTB/Property Investors
- Viewings Are Highly Recommended

NO CHAIN AND THEREFORE VACANT POSSESSION ON COMPLETION

Situated in a convenient residential of Chadderton, is this two bedroom, first floor apartment which is ideal for a first time buyer, looking to get onto the property ladder or property investor. Internal accommodation briefly comprises of open plan kitchen/lounge, two good sized double bedrooms and bathroom, externally to the rear, the property also benefits from a designated parking space. 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 and benefits further from uPVC double glazing and gas central heating. Viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a composite double glazed entrance door with radiator and two built in storage cupboards.

OPEN PLAN KITCHEN/LIVING AREA :



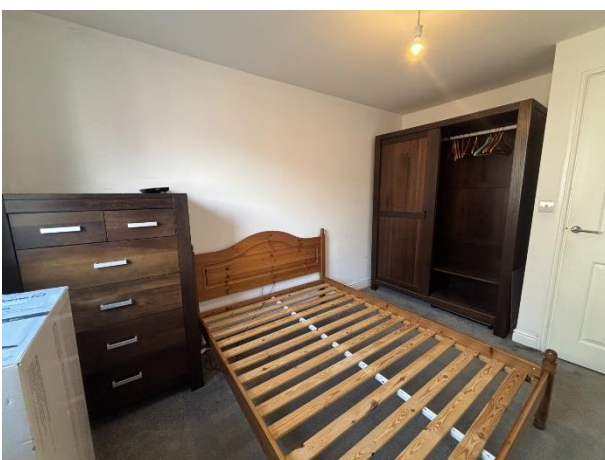
KITCHEN : With a range of wall and base units, integrated oven, four ring gas hob with extractor hood above, circular sink unit with mixer tap and uPVC double glazed window.



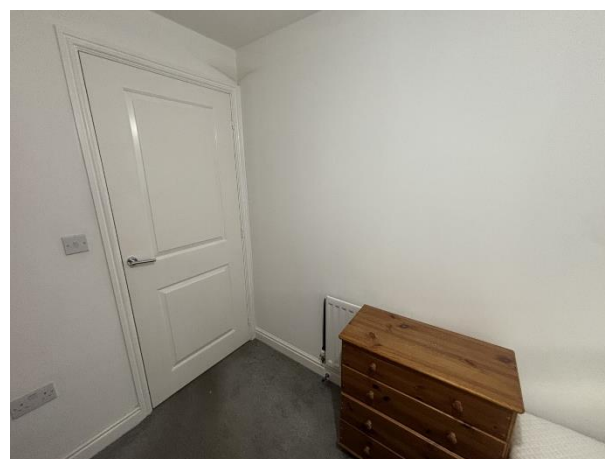
LOUNGE : With radiator and uPVC double French doors leading to Juliet balcony.



BEDROOM ONE : Double bedroom with radiator and uPVC double glazed window.



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

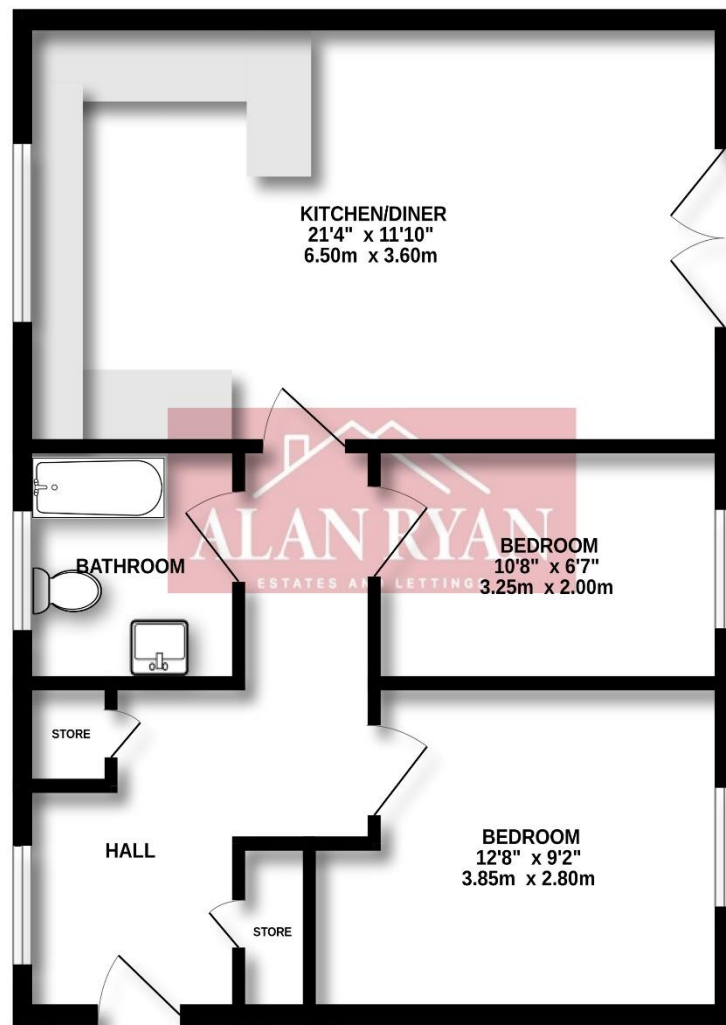


BATHROOM : Comprising of bath with over head shower, sink and WC, towel radiator and uPVC double glazed window.



Floor Plan

MID FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.6 sq.m.) approx.

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	82 B	82 B
69-80	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.