



36 Taunton Road

Chadderton, Oldham

£174,950

- Extended Semi Detached
- Four Bedrooms, One Ground Floor
- Lounge and Dining Room
- Kitchen and Utility
- Gardens
- Off Road Parking
- Bathroom and Ensuite
- EPC Rating - C



Situated in a popular and convenient residential location is this extended semi detached property within the catchment area of good local schools. Off road parking is by means of a drive with gardens to both front and rear. Internally comprising: entrance hallway, bedroom with en suite wet room, lounge, kitchen diner, dining room, utility room at ground level with three bedrooms and bathroom at first floor level. The property is within easy reach of amenities, Chadderton park, canal walks, the railway network at Mills Hill and the motorway network at Broadway.

ENTRANCE HALLWAY

With uPVC double glazed entrance door, fitted carpeting, radiator, under stairs storage.

BEDROOM ONE

10' 6" x 7' 7" (3.2m x 2.31m) With fitted carpeting, radiator, double glazed bay window.

EN SUITE WETROOM

10' 6" x 5' 3" (3.2m x 1.6m) With shower, wash hand basin, low level WC.

LOUNGE

14' 2" x 10' 4" (4.32m x 3.15m) With fire surround with marble back and hearth, electric effect fire, fitted carpeting, radiator, double glazed bay window.

KITCHEN DINER

16' 7" x 8' 5" (5.05m x 2.57m) With fitted wall and base units, work tops, free standing cooker, sink unit with drainer, plumbed for dishwasher, fitted carpeting and tiled floor, splash back tiling, window.

DINING ROOM

12' 5" max x 9' 1" (3.78m x 2.77m) With fitted carpeting, radiator, spotlights, uPVC double glazed French doors.

UTILITY ROOM

With plumbing for washing machine, combi boiler.

FIRST FLOOR LANDING

With fitted carpeting, airing cupboard, access to the loft.

BEDROOM TWO

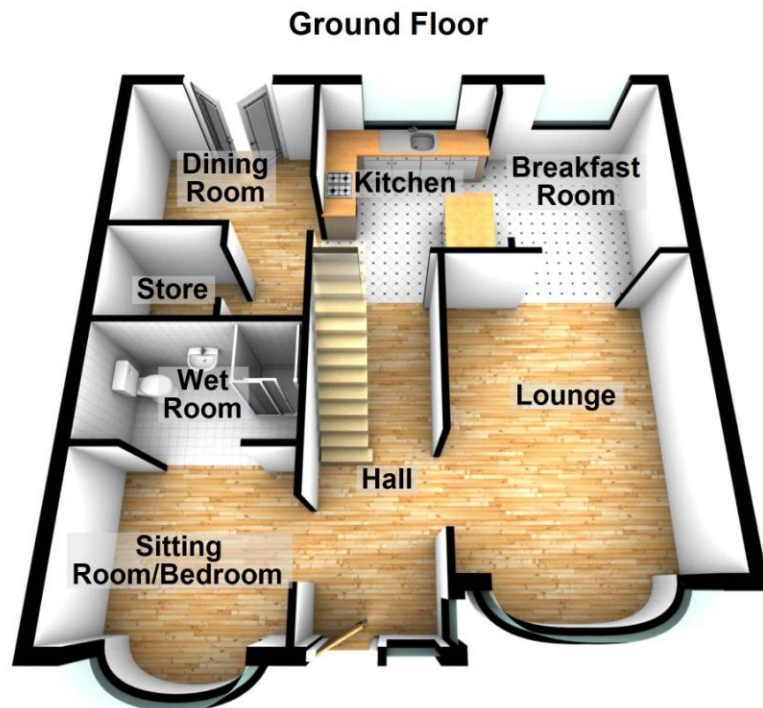
13' 1" x 8' 5" (3.99m x 2.57m) With fitted carpeting, radiator, double glazed bow window.

BEDROOM THREE

10' 0" x 9' 5" (3.05m x 2.87m) With fitted carpeting, radiator, double glazed window.

BEDROOM FOUR

9' 9" x 8' 1" (2.97m x 2.46m) With fitted carpeting, radiator, double glazed bow window.



BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m) With three piece suite comprising: panelled bath, wash hand basin, low level WC, electric shower over the bath, fitted carpeting, radiator, tiled walls, obscure double glazed window.

EXTERNALLY

Off road parking by means of a drive. There is a garden forecourt and an enclosed rear garden with lawn, borders, flagged patio area and timber store shed.

ADDITIONAL INFORMATION

TENURE: Freehold, solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Chadderton Office

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. . Fixtures and Fittings stated as included in the property are based on achieving the asking price.