



Chadderton Park Road

Chadderton, Oldham

£249,950

- Extended Semi Detached
- Three Bedrooms, Two Fitted
- Loft Room
- Modern Fitted Kitchen
- Garage and Drive
- Gardens
- Catchment Area for Good Schools
- EPC Rating-D



Within the catchment area for good local schools is this well presented, three bedroom, loft room with small dormer, extended semi detached property with the benefit of hardwood double glazing, gas central heating via a combi boiler, block paved driveway and garage. Externally there are gardens to both front and rear. Internally comprising; entrance hallway, lounge with parquet floor and bay window, modern fitted kitchen, two fitted bedrooms, further bedroom, bathroom with separate shower and loft room. Tastefully decorated throughout.

ENTRANCE HALLWAY

With entrance door, laminate floor covering, radiator.

LOUNGE

19' 8" x 11' 9" (5.99m x 3.58m) With stone fireplace, gas living flame fire, parquet floor, radiator, bay window with blinds, door leading to the kitchen/diner.

KITCHEN/DINER

19' 1" max x 18' 9" (5.82m x 5.72m) With modern fitted wall and base units in white high gloss, work tops, electric double oven, five ring gas hob, integral fridge, freezer, washing machine and dishwasher, one and a half bowl sink unit, radiator, pantry storage cupboard, laminate floor covering, spotlights, window with blinds, two Velux windows, hardwood French doors, door leading to the garage.

FIRST FLOOR LANDING

With fitted carpeting, access to loft via pull down ladders.

BEDROOM ONE

14' 4" x 10' 8" (4.37m x 3.25m) With fitted wardrobes, dresser, fitted carpeting, radiator, bay window with blinds.

BEDROOM TWO

11' 0" x 9' 3" (3.35m x 2.82m) With fitted wardrobes, fitted

carpeting, radiator, window.

BEDROOM THREE

8' 2" max x 7' 6" (2.49m x 2.29m) With fitted carpeting, radiator, storage room, window with blinds.

BATHROOM

8' 1" x 7' 6" (2.46m x 2.29m) With three piece suite comprising free standing bath, wash hand basin, low level w.c., separate corner shower, tiled walls, tiled floor, chrome towel radiator, obscure window.

LOFT ROOM (SMALL DORMER)

12' 7" x 10' 6" (3.84m x 3.2m) With fitted carpeting, radiator, uPVC double glazed window.

GARAGE/DRIVE

18' 8" x 8' 8" (5.69m x 2.64m) Off road parking is by means of a block paved drive and a garage with boiler and roller



shutter door.

EXTERNALLY

There is a garden forecourt with lawn and borders whilst to the rear there is an enclosed garden with lawn, block paved patio and well stocked borders.

ADDITIONAL INFORMATION

TENURE: Leasehold, Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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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.