



115 Chadderton Hall Road, Chadderton OL9 0QP

Located on the service road of Chadderton Park Road and opposite Chadderton Park is this three bedroom, traditional semi detached property which is offered for sale with vacant possession and no chain. Ample off road parking is by means of a driveway leading to a detached garage. Close to local schools, public transport links, Mills Hill train station and just a short drive to the motorway network.

£199,950

Located on the service road of Chadderton Park Road and opposite Chadderton Park is this three bedroom, traditional semi detached property which is offered for sale with vacant possession and no chain. Ample off road parking is by means of a driveway leading to a detached garage. There are garden areas to both front and rear. The living accommodation comprises: entrance hallway, lounge with bay window, open plan living/dining area, conservatory and fitted kitchen to the ground floor. There are three bedrooms, one fitted, bathroom with shower and separate w.c., to the first floor. The property benefits from gas central heating and double glazing. Sought after location with pleasant outlook. Close to local schools including North Chadderton and St. Matthew's, public transport links, Mills Hill train station and just a short drive to the motorway network.

ENTRANCE HALLWAY With uPVC double glazed entrance door, fitted carpeting, radiator, under stairs storage, staircase leading to the first floor.

LOUNGE 14' 9" x 11' 4" into bay (4.5m x 3.45m) With electric coal effect fire, fire surround, fitted carpeting, radiator, bay window, open plan to the dining room.

DINING AREA 13' 8" x 11' 3" (4.17m x 3.43m) With fitted carpeting, radiator, French doors leading to the conservatory.

CONSERVATORY 12' 9" x 7' 8" (3.89m x 2.34m) With tiled floor, uPVC double glazed door leading to the garden.

KITCHEN 14' 8" x 9' 2" (4.47m x 2.79m) With fitted wall and base units, work tops, free standing gas cooker, one and a half bowl stainless steel sink unit, plumbed for washing machine and dishwasher, uPVC double glazed window, uPVC double glazed door.

FIRST FLOOR LANDING Large landing with access to the loft and fitted carpeting.

BEDROOM ONE 14' 5" x 11' 7" (4.39m x 3.53m) With fitted carpeting, radiator, bay window.

BEDROOM TWO 11' 4" x 13' 1" (3.45m x 3.99m) With fitted wardrobes, fitted carpeting, radiator, window.

BEDROOM THREE 8' 10" x 8' 9" (2.69m x 2.67m) With fitted carpeting, radiator, window.

BATHROOM 6' 6" x 6' 3" (1.98m x 1.91m) With two piece suite comprising panelled bath, wash hand basin, shower over the bath, tiled walls, fitted carpeting, boiler in storage cupboard, obscure window.



W.C. With low level w.c., tiled walls, fitted carpeting, obscure window.

EXTERNALLY Ample off road parking is by means of a driveway and a detached brick built garage. There is a garden forecourt with lawn, flower borders and low brick boundaries. There is an enclosed, private rear garden.

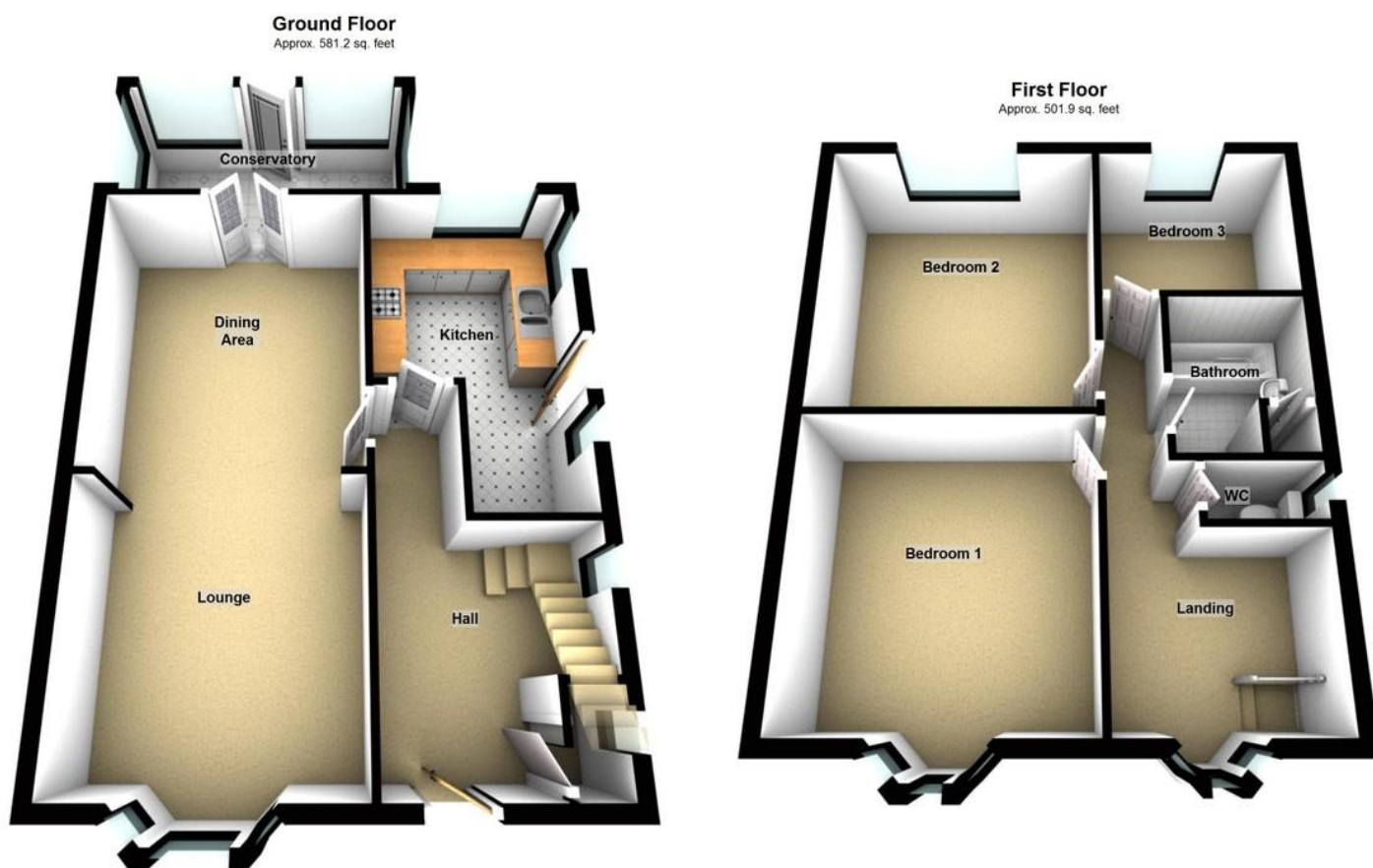


ADDITIONAL INFORMATION TENURE: Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

115 Chadderton Hall Road, Chadderton, Oldham, OL9 0QP



Total area: approx. 1083.2 sq. feet

Additional information and viewing

Services: None of the services have been tested by the agent.

Viewing strictly by appointment with Alan Kirkham.

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