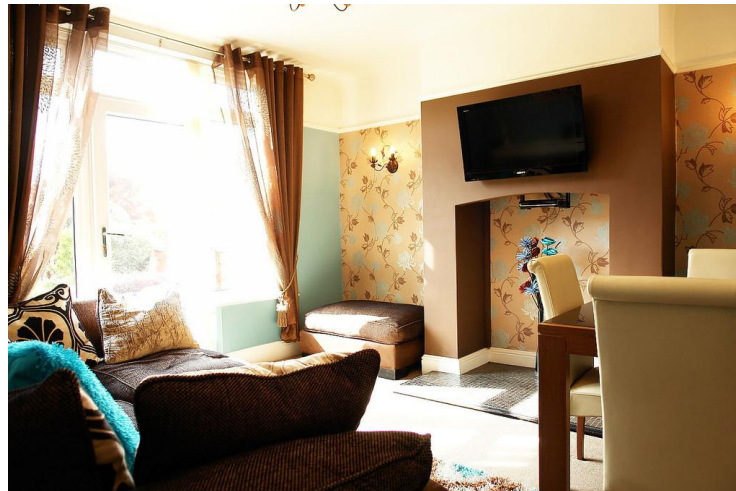




155 Chadderton Park Road
Chadderton, Oldham

£249,950

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen
- Garage and Driveway
- Large Garden
- Convenient Location
- EPC Rating- D



With gardens to both front and rear, off road parking and the potential to further extend the property subject to relevant planning permissions is this two bedroom with attic bedroom, semi detached property. Within the catchment area for good local schools, public transport links including railway and motorway networks as well as local parks and amenities. The living accommodation comprises: entrance hall, lounge, dining/sitting room, kitchen extension with kitchen and breakfast areas, modern fitted bathroom, two bedrooms, laundry room with access to attic/bedroom three with eaves storage. An internal inspection is recommended to appreciate the size of accommodation on offer.

ENTRANCE HALL

With composite entrance door, spindle staircase leading to the first floor, fitted carpeting.

LOUNGE

15' 0" into bay x 13' 0" (4.57m x 3.96m) With feature open fireplace, hearth and surround, fitted carpeting, radiator, uPVC double glazed bay window, double doors leading to the dining/sitting room.

DINING/SITTING ROOM

12' 8" x 13' 0" (3.86m x 3.96m) With chimney breast feature, fitted carpeting, radiator, uPVC double glazed window, uPVC double glazed door leading to the garden.

KITCHEN EXTENSION

BREAKFAST AREA

6' 6" x 7' 2" (2m x 2.18m) With fitted wall and base units, work tops, radiator, Karndean floor, desk area, under stairs storage, uPVC double glazed window.

KITCHEN AREA

14' 4" x 9' 6" (4.37m x 2.9m) With fitted wall and base units, work tops, splash back tiling, one and a half bowl stainless steel sink unit, plumbed for washing machine, dishwasher and dryer, integral oven, hob, extractor, Karndean floor, breakfast bar, barn style composite door.

FIRST FLOOR LANDING

With fitted carpeting, radiator, uPVC double glazed window to the side.

BATHROOM

11' 9" x 6' 5" (3.58m x 1.96m) With modern three piece suite comprising double ended bath, vanity unit with wash hand basin, low level w.c., shower tap, chrome towel rail, shower cubicle with rain cloud shower, under floor heating, fully tiled walls, tiled floor, ceiling spotlights, two uPVC double glazed obscure windows.

BEDROOM ONE

15' 5" into bay x 13' 0" (4.7m x 3.96m) With fit carpeting, radiator, uPVC double glazed bay window.

BEDROOM TWO

12' 8" x 13' 0" (3.86m x 3.96m) With fitted carpeting, radiator, uPVC double glazed window.

DRESSING ROOM/LAUNDRY ROOM

9' 3" x 7' 9" (2.82m x 2.36m) With under stairs storage, staircase leading to the second floor, uPVC double glazed bow window.

BEDROOM THREE

14' 7" x 14' 3" (4.44m x 4.34m) With eaves storage to three sides, fitted carpeting, electric heater, two Velux windows.

GARAGE/DRIVE

Off road parking is by means of a block paved driveway and a garage/store with roller shutter door.

EXTERNALLY

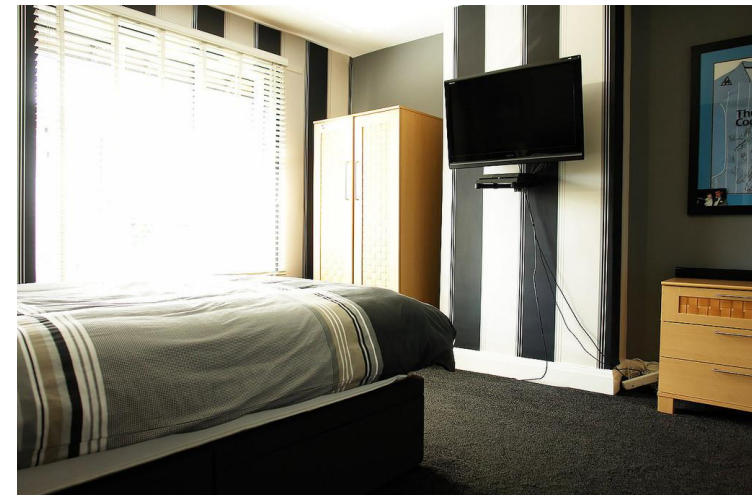
There is a garden forecourt with lawn, beds, borders and a good sized rear garden with sunny aspect, block paved patio, large lawn, large timber store shed, raised decking, beds, borders and wooden boundaries.

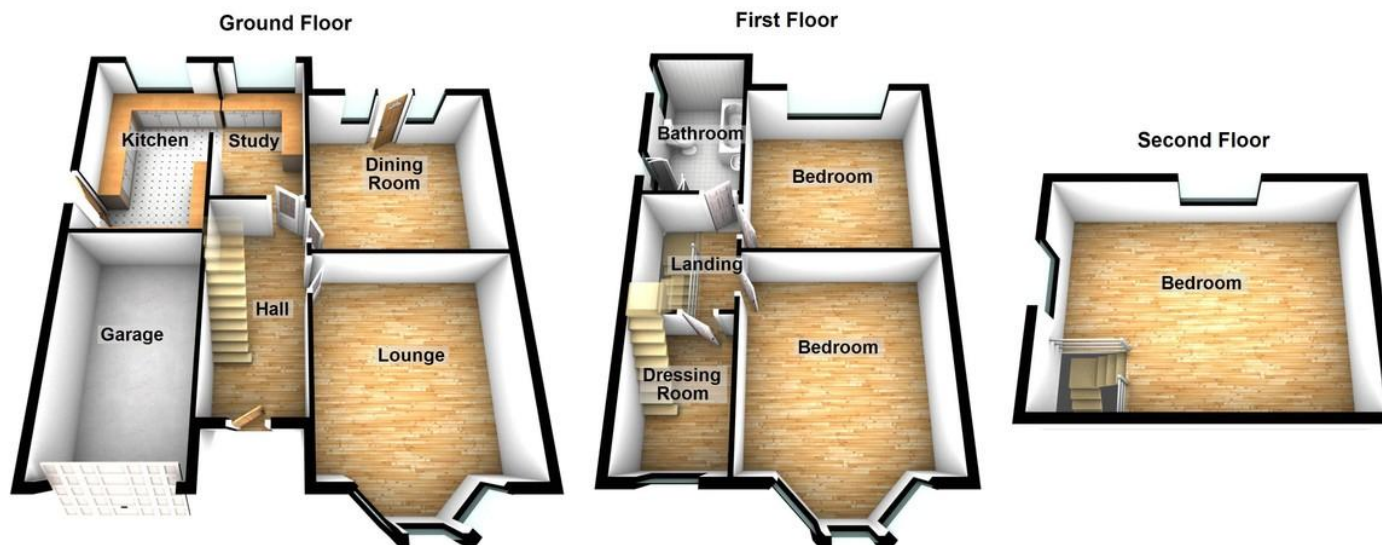
ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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