



47 Taunton Road

Chadderton, Oldham

£139,950

- Three Bedrooms, One Fitted
- Semi Detached Property
- Gardens Front and Rear
- Garage and Drive
- Vacant Possession/No Chain
- Gas Central Heating
- uPVC Double Glazing
- EPC Rating - F



Within the catchment area for well regarded schools is this three bedroom, semi detached property with off road parking by means of a garage and drive. Externally there are gardens to both front and rear. Internally comprising: entrance porch, hallway, lounge and kitchen diner to the ground floor. There are three bedrooms, one fitted, and bathroom to the first floor. Offered for sale with vacant possession and therefore no chain involved. Ideally located for access to the railway network at Mills Hill and the motorway network at Broadway.

ENTRANCE PORCH

With patio entrance door, door leading to the hallway.

HALLWAY

With fitted carpeting, radiator, under stairs storage.

LOUNGE

14' 2" x 11' 9" (4.32m x 3.58m) With stone fireplace, electric log effect fire, radiator, fitted carpeting, double doors leading to the kitchen/diner.

KITCHEN DINER

18' 3" x 10' 6" (5.56m x 3.2m) With fitted wall and base units, work tops, sink unit with drainer, plumbed for washing machine, splash back tiling, free standing gas cooker, uPVC double glazed window, uPVC double glazed door.

FIRST FLOOR LANDING

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

BEDROOM ONE

13' 1" x 10' 8" (3.99m x 3.25m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM TWO

10' 10" x 9' 10" (3.3m x 3m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed window.

BEDROOM THREE

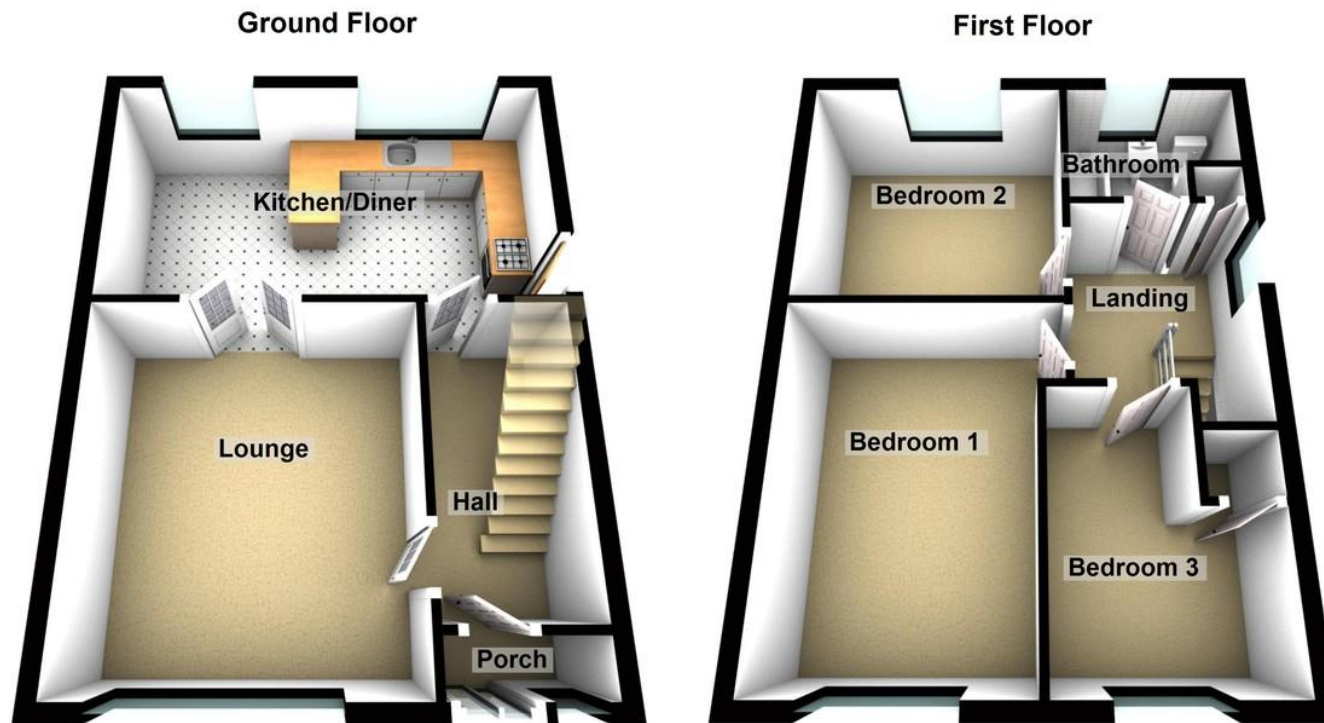
10' 2" x 8' 1" max (3.1m x 2.46m) With fitted carpeting, radiator, uPVC double glazed window.

BATHROOM

With three piece suite in white comprising panelled bath, wash hand basin, low level w.c., part tiled walls, fitted carpeting, radiator, uPVC double glazed obscure window.

GARAGE AND DRIVE

Off road parking is by means of a driveway to the side of the property and a garage to the rear.



EXTERNALLY

There is a garden forecourt with lawn and an enclosed, rear garden with lawn and well stocked borders.

ADDITIONAL INFORMATION

TENURE: Freehold. Rent charge TBC.
Solicitor to confirm details.

COUNCIL BAND: C

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 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. . Fixtures and Fittings stated as included in the property are based on achieving the asking price.