



41 Healds Green

Chadderton, Oldham

£225,000

- Three Bed Semi Detached Cottage
- Semi Rural Location
- Off Road Parking
- Lounge and Dining/Sitting Room
- Landscaped Sunny Rear Garden
- Large Front Garden
- Vacant Possession/No Chain
- Epc Rating-E



This three bedroom, spacious semi detached cottage (built circa 1850) is perfect for the family buyer. Situated in a semi rural, greatly sought after and highly regarded location with local schools and Chadderton Hall Park and the motorway network close by. Internally comprising: entrance porch, lounge, dining/sitting room and kitchen at ground floor, two bedrooms and bathroom to the first floor and to the second floor there is a loft bedroom. Externally to the front there is a large garden with off road parking and to the rear a landscaped garden with paved area and sunny aspect. Viewing is recommended to fully appreciate the quality accommodation on offer.

ENTRANCE PORCH

With entrance door.

LOUNGE

13' 3" x 14' 2" (4.04m x 4.32m) With living flame gas fire,

fireplace with marble hearth, radiator, Karndean wood floor, double glazed French doors leading to the rear garden.

DINING/SITTING ROOM

11' 4" x 13' 6" (3.45m x 4.11m) With under stairs storage cupboard, radiator and uPVC double glazed window.

KITCHEN

13' 3" x 8' 0" (4.04m x 2.44m) narrows to 4' 6" Fitted kitchen in cream with wall and base units, work tops, stainless steel sink unit, splash back tiling, plumbed for washing machine, integral stainless steel oven, hob and chimney extractor, integral fridge, integral freezer, tiled floor, radiator, double glazed window and door.

FIRST FLOOR LANDING

With combi boiler

BATHROOM

Fully tiled bathroom with modern white three piece suite comprising double ended bath with mixer shower, pedestal wash hand basin, low level w.c., spotlighting, Karndean flooring, feature radiator and double glazed window.

BEDROOM ONE

13' 3" x 14' 2" (4.04m x 4.32m) With fitted wardrobes, desk, feature fireplace, radiator, laminate floor covering and double glazed window.

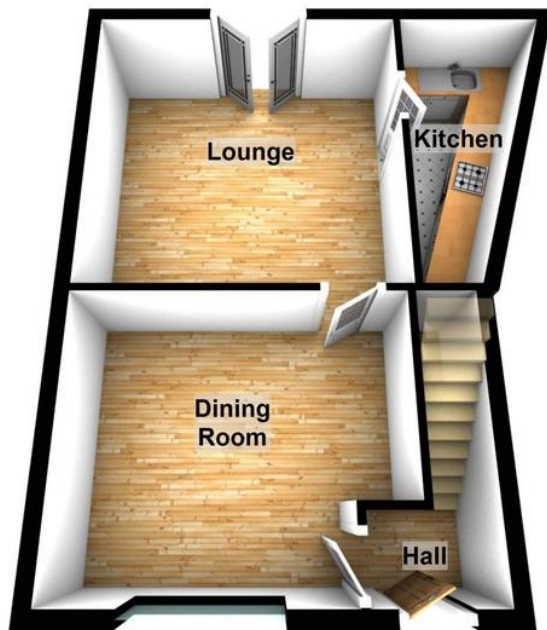
BEDROOM TWO

11' 4" x 10' 3" (3.45m x 3.12m) With feature fireplace, radiator and double glazed window.

BEDROOM3/LOFT

7' 8" x 15' 6" (2.34m x 4.72m) widens to 17' 8" with fixed staircase, eaves storage, fitted carpeting and double glazed window.

Ground Floor



First Floor



Second Floor



EXTERNALLY

Externally to the front there is a large garden with off road parking and to the rear a landscaped garden with paved area and sunny aspect.

ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: D

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