



922 Middleton Road

Chadderton, Oldham

£249,950

- Detached Property
- Four Bedrooms
- Two Reception Rooms Plus Study/Sitting Room
- Kitchen/Breakfast Room
- Integral Garage
- Vacant Possession/No Chain
- Gardens
- EPC Rating-D



Deceptively spacious family home. Located on a private service road and set back just off Middleton Road is this four bedroom detached property which is offered for sale with vacant possession and therefore no chain involved. Off road parking is by means of an integral garage and a gated hard standing area. Internally comprising: entrance hall, study/sitting room, lounge, dining room, kitchen/breakfast room, master bedroom with ensuite, three further bedrooms and modern bathroom. Externally there is a garden forecourt and a private, enclosed, low maintenance rear garden. The property benefits from gas central heating, double glazing and is within easy reach of good local schools, public transport and railway network.

ENTRANCE HALL

9' 0" x 10' 6" (2.74m x 3.2m) measured into staircase With uPVC double glazed entrance door, fitted carpeting, under stairs storage cupboard, staircase leading to the first floor.

STUDY/SITTING ROOM

12' 11" x 9' 5" (3.94m x 2.87m) With fitted carpeting, radiator, uPVC double glazed window.

LOUNGE

18' 6" x 15' 8" (5.64m x 4.78m) With fitted carpeting, radiator, uPVC double glazed window, double doors leading to the dining room

DINING ROOM

10' 9" x 15' 8" (3.28m x 4.78m) With fitted carpeting, radiator, aluminium sliding patio doors leading to the garden.

KITCHEN BREAKFAST ROOM

20' 4" x 10' 6" (6.2m x 3.2m) With fitted wall and base units, work tops, sink unit with drainer, free standing cooker, uPVC double glazed window, uPVC double glazed door.

FIRST FLOOR LANDING

With storage cupboard, access to the loft.

MASTER BEDROOM

16' 0" x 15' 8" (4.88m x 4.78m) With fitted carpeting, radiator, uPVC double glazed window.

ENSUITE SHOWER ROOM

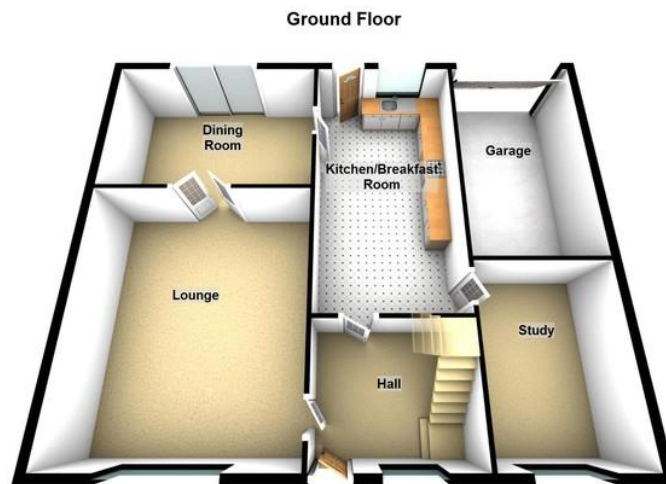
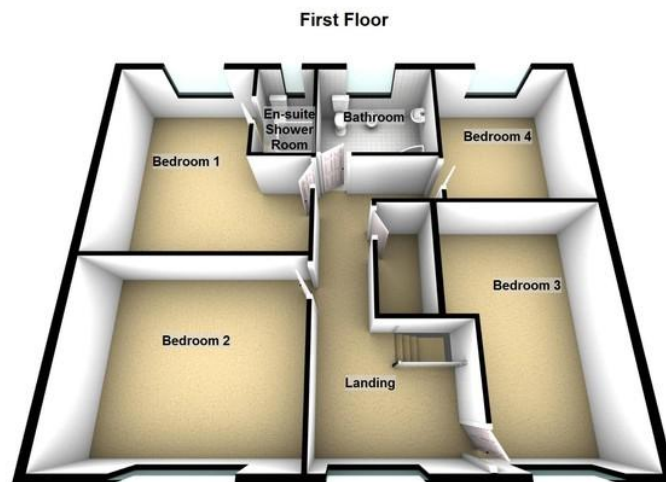
8' 3" x 4' 10" (2.51m x 1.47m) With two piece suite comprising low level w.c., wash hand basin, shower cubicle.

BEDROOM TWO

13' 4" x 15' 8" (4.06m x 4.78m) With uPVC double glazed window.

BEDROOM THREE

17' 5" x 9' 5" (5.31m x 2.87m) With uPVC double glazed window.



BEDROOM FOUR

11' 10" x 10' 9" (3.61m x 3.28m) With uPVC double glazed window.

BATHROOM

8' 0" x 9' 2" (2.44m x 2.79m) With four piece suite comprising panelled bath with electric over bath shower, wash hand basin, low level w.c., bidet, uPVC double glazed obscure window.

INTEGRAL GARAGE

16' 4" x 9' 5" (4.98m x 2.87m) Off road parking is by means of a hard standing area with gated access and an integral garage with stainless steel sink unit, boiler, up and over door.

EXTERNALLY

There is a garden forecourt and a private, low maintenance rear garden.

ADDITIONAL INFORMATION

TENURE: Freehold, Solicitor to confirm details.

COUNCIL BAND: E

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Chadderton Office

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Friday – 8:30am – 5pm

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 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