



69 Chadderton Park Road

Chadderton, Oldham

£209,950

- Extended Semi Detached
- Off Road Parking
- Dining Room Open Plan to Lounge
- Extended Fitted Kitchen
- Utility/W.C.
- Rear Garden
- No Chain
- EPC Rating- D



Situated in a popular location of North Chadderton within the catchment area of good local schools is this three bedroom, extended, bay windowed, semi detached property. Off road parking for three cars to the front of the property and an enclosed rear garden. The living accommodation, which is tastefully decorated throughout, comprises: entrance hallway, dining room open plan to the lounge, extended fitted kitchen and utility room/w.c. to the ground floor. There are three bedrooms and bathroom to the first floor. The property benefits from gas central heating via a combi boiler, uPVC double glazing and an intruder alarm system. NO CHAIN.

ENTRANCE HALLWAY

With uPVC double glazed entrance door, radiator, wood floor.

DINING ROOM

13' 0" x 10' 10" (3.96m x 3.3m) With uPVC double glazed

bay window, wood floor, radiator open plan to the lounge.

LOUNGE

13' 2" x 10' 8" (4.01m x 3.25m) With gas pebble effect fire, wood floor, spotlighting, uPVC double glazed French doors leading to the garden.

KITCHEN

16' 4" x 9' 4" (4.98m x 2.84m) With fitted wall and base units, granite work tops, stainless steel sink unit, electric range cooker with gas hob, extractor, integral fridge and dishwasher, laminate floor covering, radiator, under stairs storage, two uPVC double glazed windows, uPVC double glazed door leading to the garden.

UTILITY ROOM/W.C.

8' 6" x 7' 10" (2.59m x 2.39m) With two piece suite comprising low level w.c., wash hand basin, plumbed for washing machine, laminate floor covering.

FIRST FLOOR LANDING

With fitted carpeting.

BEDROOM ONE

13' 2" x 9' 2" (4.01m x 2.79m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed bay window.

BEDROOM TWO

12' 7" x 10' 9" (3.84m x 3.28m) With fitted carpeting, radiator, uPVC double glazed window with blinds

BEDROOM THREE

6' 7" x 5' 5" (2.01m x 1.65m) With solid wood floor, radiator, access to the loft, uPVC double glazed window.

BATHROOM

7' 6" x 5' 10" (2.29m x 1.78m) With three piece suite in white comprising panelled bath, vanity unit with wash hand basin, low level w.c., shower over the bath, chrome towel

radiator, part tiled walls, uPVC double glazed obscure window.

EXTERNALLY

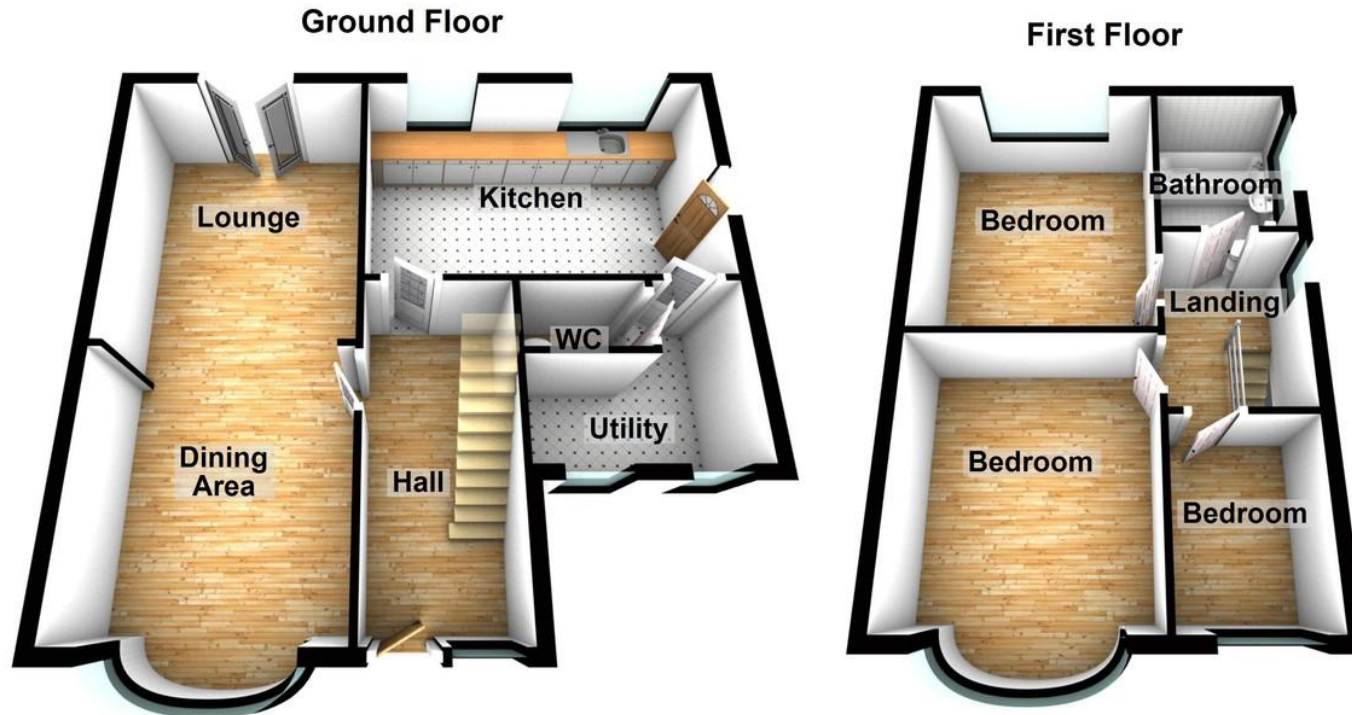
There is a gravelled garden forecourt providing off road parking for three cars and an enclosed rear garden with flagged patio area, lawned borders, gravelled area and timber store shed.

ADDITIONAL INFORMATION

TENURE: Leasehold, 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