



26 Taunton Road, Chadderton, Oldham, OL9 0BE

NO CHAIN. This is a beautifully presented, modern, extended three bedroom semi-detached property situated on Taunton Road, just off Cathedral Road and is consequently located conveniently for local schools and amenities. This lovely home has been very well maintained by the current owners and viewing is recommended to appreciate the quality on offer. No chain.

£184,950

This is a beautifully presented, modern, extended three bedroom semi-detached property situated on Taunton Road, just off Cathedral Road and is consequently located conveniently for local schools and amenities. Internally the property comprises of: porch, entrance hall, lounge, play room/bedroom four (originally the garage), ground floor WC, kitchen diner, conservatory and utility room at ground level with three bedrooms and a modern fully tiled bathroom with shower at first floor level. The property has gas central heating, uPVC double glazing throughout and externally there is a lawned front garden area with two car driveway and to the rear there is a flagged patio area with lawned garden and store shed. This lovely home has been very well maintained by the current owners and viewing is recommended to appreciate the quality on offer. No chain.

PORCH With uPVC construction, entrance door, tiled floor.

ENTRANCE HALL With wood flooring, radiator and stairs to the first floor.

LOUNGE 13' 11" x 10' 4" (4.26m x 3.17m) Open plan to the kitchen diner with wood flooring, uPVC double glazed bow window, radiator.

PLAY ROOM/BEDROOM FOUR 7' 1" x 11' 3" (2.16m x 3.43m) Converted from the original garage with fitted carpeting, radiator, uPVC double glazed window.

GROUND FLOOR WC With low level WC, pedestal wash hand basin, tiled floor, radiator.

KITCHEN DINER 16' 10" x 8' 8" (5.14m x 2.66m) Kitchen having a range of modern fitted white wall and base units, one and a half sink unit with mixer taps, integral Neff oven and gas hob with extractor fan, integral Neff dishwasher, integral Neff fridge freezer, uPVC side door, tiled floor, uPVC double glazed window. The kitchen also has a waste disposal system. Dining area having wood flooring, patio doors to the conservatory.

CONSERVATORY 13' 6" x 8' 9" (4.14m x 2.68m) With uPVC hardwood construction, tiled floor.

UTILITY ROOM With modern wall and base units, plumbed for washer/dryer.

FIRST FLOOR

LANDING With fitted carpeting and side uPVC double glazed window.

BEDROOM ONE 12' 10" x 8' 9" (3.93m x 2.69m) With modern fitted wardrobes, fitted carpeting, uPVC double glazed bow window, radiator.

BEDROOM TWO 9' 6" x 10' 0" (2.9m x 3.05m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM THREE/OFFICE 7' 8" x 9' 11" (2.36m x 3.03m) Currently used as an office with fitted carpeting, radiator, uPVC double glazed window.

BATHROOM Modern fully tiled bathroom with Jacuzzi bath with shower over and shower screen, pedestal wash hand basin and low level WC, heated towel rail, spotlighting.



EXTERNALLY There is a lawned front garden area with two car driveway and to the rear there is a flagged patio area with lawned garden and store shed.

ADDITIONAL INFORMATION TENURE: Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



Additional information and viewing

Services: None of the services have been tested by the agent.

Viewing strictly by appointment with Alan Kirkham.

Chadderton Office

509 Middleton Road

Chadderton

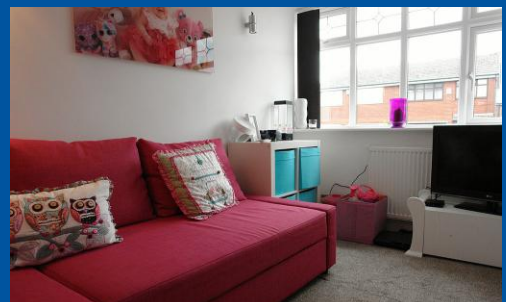
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