



Middleton Road

Chadderton, Oldham

£125,000

- End Town House
- Two Double Bedrooms
- Two Reception Rooms
- Well Presented Throughout
- Garden Forecourt
- Enclosed Rear Courtyard
- Close To Local Amenities
- EPC Rating - D



This is an attractive and particularly spacious garden fronted end town house in a sought after location close to the top of Firwood Park within easy reach of all amenities, Chadderton and Middleton centres and with the motorway and rail connections close by. Accommodation briefly comprises: entrance vestibule, hallway, lounge, rear living room and kitchen at ground level with two large bedrooms and a large bathroom with separate shower cubicle at first floor level. There is also scope to convert the loft area if required. Externally there is a forecourt style front garden and pleasing rear yard/garden. Cavity wall ties and DPC have been installed two to three years ago on purchase.

ENTRANCE VESTIBULE

With Composite entrance door, laminate floor covering.

HALLWAY

With laminate floor covering, radiator.

LOUNGE

14' 2" x 11' 5" (4.32m x 3.49m) With uPVC double glazed window with fitted blind, radiator, fitted carpeting, living flame fire.

REAR LIVING ROOM/DINING ROOM

13' 3" x 10' 3" (4.05m x 3.14m) With uPVC double glazed French doors, laminate floor covering, radiator.

KITCHEN

9' 9" x 6' 6" (2.98m x 2.00m) With fitted wall and base units, worktops, sink unit, plumbed for an automatic washing machine, radiator, uPVC double glazed window and uPVC door.

LANDING

BEDROOM ONE

14' 7" x 14' 11" (4.46m x 4.56m) Large double bedroom with uPVC double glazed window, radiator, fitted carpeting, centre fan light.

BEDROOM TWO

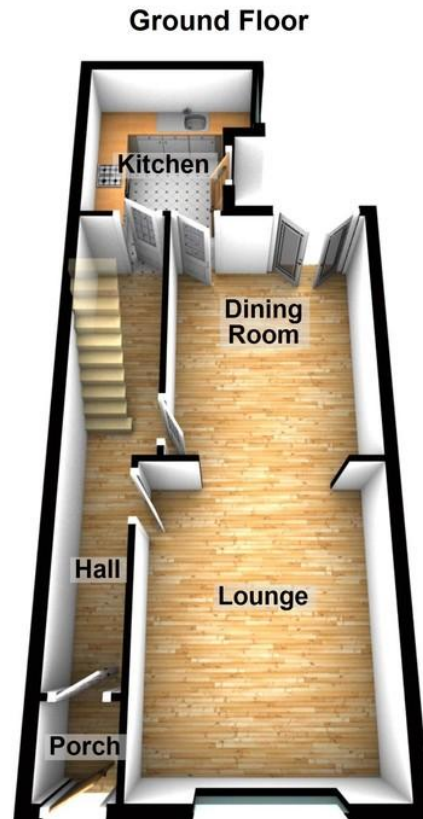
12' 9" x 9' 4" (3.91m x 2.86m) Large double bedroom with uPVC double glazed window, fitted carpeting, radiator.

BATHROOM

Fitted with a four piece suite comprising: panelled bath, wash hand basin, low level w.c, shower cubicle, radiator, fully tiled walls, obscure uPVC double glazed window.

EXTERNALLY

With garden forecourt and enclosed rear courtyard with large storage shed.



ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: TBC

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 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.